

**City of East Bethel
City Council Agenda
City Council Regular Meeting
Date: October 14, 2024 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-XG14pN5JrmBGq/live)

7:00 PM

- 1.0 Call to Order**
- 2.0 Pledge of Allegiance**
- 3.0 Adopt Agenda**
- 4.0 Presentations and Public Hearings**
- 5.0 Public Forum**
- 6.0 Consent Agenda (p. 3-5)**
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. 6-10)
 - B. Minutes: September 23, 2024 City Council Meeting (p. 11-17)
 - C. Res. 2024-67, Setting Public Hearing Date: Delinquent Accounts – Utility (p. 18-19)
 - D. Liability Coverage Waiver Form (p. 20)
 - E. Approve 2025 Anoka County Residential Recycling Contract
 - F. Res. 2024-68, Permanent Fund Transfer (p. 21)
 - G. Final Payment for the 183rd Avenue Street Reconstruction Project (p. 22-24)
 - H. Pay Estimate No. 2 for the 2024 Street Surface Improvement Project (p. 25-27)
 - I. Pay Estimate No. 3 for the 2024 Street Reconstruction Project (p. 28-33)
 - J. Res. 2024-69, Approve Gambling Premises Permit for St Francis Youth Hockey (p. 34)
- 7.0 New Business - Commission, Association and Task Force Reports**
 - A. Planning Commission
 - 1. CUP, Exterior Storage: 23035 Ulysses St NE, North County Concrete (p. 35-78)
 - B. Economic Development Authority
 - C. Park Commission
- 8.0 Department Reports**
 - A. Community Development
 - 1. Final Plat: Viking Meadows (p. 79-88)
 - 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

10.0 Adjourn

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



Date: October 14, 2024

Agenda Item Number: Item 6.0 A-J

Requested Action: Consider approving the Consent Agenda as presented

Background Information:

Item A – Approve Bills

Item B – September 23, 2024 City Council Meeting Minutes

Item C – Res. 2024-67 Setting Public Hearing Date – Delinquent Accounts, Unpaid Utility Bills

Collection of unpaid bills through the property tax system is provided in the East Bethel Code of Ordinances, Chapter 74, Sec. 74-126 (b) for unpaid utility bills, Chapter 30, Sec. 30-15 for unpaid emergency services and Chapter 26, Sec. 26-41 and 26-91 (c) for unpaid property clean up and nuisance abatement charges. The ordinance also provides an opportunity for a public hearing for delinquent customers before the final certification of delinquent amounts owed to their property taxes. Council must establish a certification cutoff date each year that will determine the appropriate certification amounts.

Resolution 2024-xx provides the delinquent accounts and amounts owed assuming a certification cutoff date of September 30, 2024. Notices of the public hearing will be sent indicating a public hearing date of November 13, 2024. Amounts remaining unpaid by November 15, 2024 will be certified to the County Auditor for collection on property taxes.

Item D – Liability Coverage Waiver Form

The City purchases its property, general liability, and property insurance from the League of Minnesota Cities Insurance Trust (LMCIT). A requirement of that insurance coverage is that each participating municipality must annually either affirm or waive its statutory limits of liability.

The statutory limits of liability for Minnesota cities are \$500,000 for an individual claimant and \$1,500,000 per occurrence. Cities can waive these limits by allowing an individual claimant to recover more than \$500,000, up to the \$1,500,000 occurrence limit or more if limits are waived and excess liability insurance is purchased. They may also waive the “per occurrence” limit and purchase excess liability insurance. Historically, East Bethel has not waived its liability limits and has chosen to purchase excess coverage.

The City Attorney and staff recommend that the City does not waive the liability limits and purchase additional liability coverage of \$1,000,000.

Item E - 2025 Anoka County Municipal Waste Abatement Grant Funding Award/Recycle Contract

The City of East Bethel is eligible for a \$48,418 grant for the 2025 SCORE Municipal Abatement Program with an additional \$20,000 that has been included as a supplement for additional recycle operations. In total, the City will receive \$68,418 from Anoka County in 2025 to operate the City Recycling Center. These funds are provided on an annual basis and are separate from any additional grants that may be available within this program.

Our tonnage requirements for this program have increased over the past years. These additional monies, over and above the basic grant, have proved instrumental in enabling the City to meet the higher goals set by the County as a result of our population growth. The City has met their assigned tonnage goals for each of the past six years. Our goal for 2025 will remain at 1,267 tons.

Staff recommends the City authorize the approval of the 2025 Agreement for the Residential Recycling Program, Anoka County Contract # C0011086 for grant funding in the amount of \$68,418.

Item F – Res. 2024-68, Permanent Fund Transfer

The City of East Bethel created fund 405 Sandhill Parkway in order track the revenues and expenditures for the Sandhill Parkway street and utility project. The Sandhill Parkway street and utility project has been completed and has satisfied its function. Staff recommends Council approve a one-time transfer of \$160,662.32 from fund 405 Sandhill Parkway to the 406 Street Capital fund and thus closing fund 405.

Item G - Final Payment for the 183rd Avenue Street Reconstruction Project

The 183rd Avenue Street Reconstruction Project included reclamation and repaving 5,400 feet of 183rd Avenue from Green Brook Drive to Leyte Street. This project also included installing new cross culverts and placing a soil reinforcement mat in areas of the road that had deep peat/organic soils below the subgrade. Knife River Corporation has completed all construction and punch list items for this project and has submitted the IC-134 Forms, Consent of Surety Form, Lien Waiver Forms, and an executed Final Payment Form. The accepted bid amount for this project was \$517,907.30. The final contract amount is \$513,247.24.

Staff recommends final payment of \$46,375.60. A copy of the Final Payment Form is attached. This project was financed with the Street Capital account. Funds, as noted, are available and appropriate for this project.

Item H - Pay Estimate No. 2 for the 2024 Street Surface Improvement Project

This item includes Pay Estimate No. 2 to Knife River Corporation for the 2024 Street Surface Improvement Project. The major work items on this pay estimate include payment for paving and restoration. Staff recommends partial payment of \$220,284.86. A summary of the recommended payment is as follows:

Total Work Completed to Date	\$418,033.30
Less Previous Payments	\$176,846.77
Less 5% Retainage	<u>\$ 20,901.67</u>
Total Payment	\$220,284.86

Payment for this project will be financed with Street Capital Funds. Funds, as noted, are available and appropriate for this project. A copy of the Pay Estimate is attached.

Item I - Pay Estimate No. 3 for the 2024 Street Reconstruction Project

This item includes Pay Estimate No. 3 to Knife River Corporation for the 2024 Street Reconstruction Project. The major work items on this pay estimate include payment for paving, striping, and restoration. Staff recommends partial payment of \$308,893.02. A summary of the recommended payment is as follows:

Total Work Completed to Date	\$732,142.20
Less 5% Retainage	\$ 36,607.11
Less Previous Payments	<u>\$ 386,642.07</u>
Total Payment	\$308,893.02

Payment for this project will be financed with Municipal State Aid funds and Street Capital Funds. Funds, as noted, are available and appropriate for this project. A copy of the Pay Estimate is attached.

Item J – Res. 2024-69 Gambling Premises Permit for St. Francis Youth Hockey Association

On February 26, 2024 Council approved a Gambling Premises Permit for Coon Rapids Youth Hockey Association (CRYHA) at MC’s Garage East Bethel with the understanding that CRYHA would be using this site temporarily, as they would be training in representatives from the St. Francis Youth Hockey Association (SFYHA).

Appropriate staff have been trained, and SFYHA is now requesting a gambling license. Once approved, CRYHA will turn over the gambling activities at this site. These organizations have supported – and continue to support – the East Bethel community and businesses in many civic endeavors. They will be submitting the necessary forms and application to the state, and City approval is required for the issuance of the permit.

Fiscal Impact: All items listed above requiring expenditures have approved 2024 Budget funds to cover the expenses.

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

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____



City of East Bethel
October 14, 2024
Payment Summary

Payments for Council Approval						
Bills to be approved for payment						\$1,560,132.51
Electronic Payroll Payments						\$38,867.49
Payroll City Staff - September 26, 2024						\$49,312.80
Total to be Approved for Payment						\$1,648,312.80
Dept Descr	Object Descr	Invoice	Check Name	Fund	Dept	Amount
Arena Operations	Bldg/Facility Repair Supplies	33842	Blaine Lock & Safe, Inc.	615	49851	\$63.75
Arena Operations	Bldg/Facility Repair Supplies	9266710236	Grainger	615	49851	\$36.83
Arena Operations	Bldg/Facility Repair Supplies	998409	Lowe's	615	49851	\$84.31
Arena Operations	Bldg/Facility Repair Supplies	43024	Menards - Forest Lake	615	49851	\$87.82
Arena Operations	Bldg/Facility Repair Supplies	43672	Menards - Forest Lake	615	49851	\$63.62
Arena Operations	Bldg/Facility Repair Supplies	21445	Menards Cambridge	615	49851	\$73.23
Arena Operations	Bldg/Facility Repair Supplies	10358	WANT A LIFT RENTAL	615	49851	\$1,105.00
Arena Operations	Bldgs/Facilities Repair/Maint	35031643335	Wright-Hennepin Coop Electric	615	49851	\$1,821.12
Arena Operations	Information Systems	B240917J	Anoka County Treasury Dept	615	49851	\$75.00
Arena Operations	Refuse Removal	11065522T067	Ace Solid Waste, Inc.	615	49851	\$282.50
Arena Operations	Repairs/Maint Machinery/Equip	0083231-IN	R & R Specialities, Inc.	615	49851	\$1,176.55
Arena Operations	Repairs/Maint Machinery/Equip	3296649	Viking Industrial Center	615	49851	\$129.00
Building Inspection	Conferences/Meetings	DLIMN2001161500	Steve Lutmer	101	42410	\$85.00
Building Inspection	Escrow Release	2024-00435	CARRINGTON HOMES LLC	101		\$5,200.00
Building Inspection	Escrow Release	2024-00981	Hansen, Keith	101		\$5,561.00
Building Inspection	Escrow Release		Knight, Darrin	101		\$6,600.00
Building Inspection	Escrow Release	2024-00981	Lashinski Septic Service	101		\$10,314.00
Building Inspection	Escrow Release		Vangsness, Zach & Marian	101		\$6,600.00
Building Inspection	Information Systems	2219	Metro-Inet	101	42410	\$952.54
Building Inspection	Refund of Overpayment	2024-01052	Blue Ox Heating & Air LLC	101		\$100.00
Building Inspection	Refund of Overpayment	2024-01052	Blue Ox Heating & Air LLC	101		\$1.00
Building Inspection	State Surcharges	3rd Qtr 2024	MN Dept Labor & Industry	101		\$11,541.61
Building Inspection	State Surcharges	3rd Qtr 2024	MN Dept Labor & Industry	101		(\$461.66)
Building Inspection	Telephone	10 2024-1	T MOBILE	101	42410	\$29.47
City Administration	Conferences/Meetings	10 01 24	LOOK, MATT	101	41320	\$1,761.68
City Administration	Information Systems	B240917J	Anoka County Treasury Dept	101	41320	\$75.00
City Administration	Information Systems	2219	Metro-Inet	101	41320	\$1,044.15
City Administration	Legal Notices	1016426	ECM Publishers, Inc.	101	41320	\$48.40
City Administration	Office Equipment Rental	INV2609018	Metro Sales Inc.	101	41320	\$292.00
City Administration	Office Equipment Rental	539317198	US Bank Equipment Finance	101	41320	\$467.76
City Administration	Office Supplies	IN4646120	Innovative Office Solutions	101	41320	\$46.98
City Administration	Professional Services Fees	M29514	TimeSaver Off Site Secretarial	101	41320	\$442.50
Elavage Project	Architect/Engineering Fees	53827	Hakanson Anderson Assoc. Inc.	405	40500	\$1,920.00
Engineering	Architect/Engineering Fees	53789	Hakanson Anderson Assoc. Inc.	101		\$3,517.50
Engineering	Architect/Engineering Fees	53790	Hakanson Anderson Assoc. Inc.	101		\$491.00
Engineering	Architect/Engineering Fees	53791	Hakanson Anderson Assoc. Inc.	101		\$8,031.40
Engineering	Architect/Engineering Fees	53825	Hakanson Anderson Assoc. Inc.	101		\$2,201.25
Engineering	Architect/Engineering Fees	53826	Hakanson Anderson Assoc. Inc.	101		\$747.34
Engineering	Architect/Engineering Fees	53795	Hakanson Anderson Assoc. Inc.	101	43110	\$115.00
Engineering	Architect/Engineering Fees	53796	Hakanson Anderson Assoc. Inc.	101	43110	\$210.15
Engineering	Architect/Engineering Fees	53831	Hakanson Anderson Assoc. Inc.	101	43110	\$442.50
Engineering	Architect/Engineering Fees	53832	Hakanson Anderson Assoc. Inc.	101	43110	\$210.15
Finance	Information Systems	2219	Metro-Inet	101	41520	\$952.54



City of East Bethel
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Payment Summary

Finance	SAC Remittance	09 2024	Metropolitan Council	602		\$194,285.00
Finance	SAC Remittance	09 2024	Metropolitan Council	602		(\$1,942.85)
Finance	Sales Tax Remittance	09 2024	Minnesota Revenue	101		\$614.00
Fire Department	Bldg/Facility Repair Supplies	8820910	Plunkett's Pest Control	101	42210	\$476.32
Fire Department	Bldgs/Facilities Repair/Maint	2643	Bill's Quality Cleaning	101	42210	\$168.00
Fire Department	Bldgs/Facilities Repair/Maint	2644	Bill's Quality Cleaning	101	42210	\$53.00
Fire Department	Conferences/Meetings	13185	MN Fire Serv Cert Board	101	42210	\$158.50
Fire Department	Conferences/Meetings	09-23-24	Rodney Sanow	101	42210	\$1,546.83
Fire Department	Dues and Subscriptions	13148	MN Fire Serv Cert Board	101	42210	\$735.00
Fire Department	General Operating Supplies	21682	Menards Cambridge	101	42210	\$171.77
Fire Department	Information Systems	B240917J	Anoka County Treasury Dept	101	42210	\$75.00
Fire Department	Information Systems	2219	Metro-Inet	101	42210	\$2,733.79
Fire Department	Motor Vehicle Services (Lic d)	12761	Kirvida Fire, Inc.	101	42210	\$563.43
Fire Department	Motor Vehicle Services (Lic d)	12762	Kirvida Fire, Inc.	101	42210	\$523.83
Fire Department	Motor Vehicle Services (Lic d)	12763	Kirvida Fire, Inc.	101	42210	\$493.18
Fire Department	Office Equipment Rental	37609001	GreatAmerica Financial Svcs	101	42210	\$99.78
Fire Department	Professional Services Fees	1219	Capstone LLC	101	42210	\$10,000.00
Fire Department	Refuse Removal	11065522T067	Ace Solid Waste, Inc.	101	42210	\$37.84
Fire Department	Refuse Removal	11065522T067	Ace Solid Waste, Inc.	101	42210	\$92.06
Fire Department	Safety Supplies	14721806	Henry Schein, Inc.	101	42210	\$110.03
Fire Department	Safety Supplies	98534645-1	Henry Schein, Inc.	101	42210	\$7.06
Fire Department	Telephone	13299700114308	Midcontinent Communications	101	42210	\$20.25
Fire Department	Telephone	13864340214286	Midcontinent Communications	101	42210	\$218.10
Fire Department	Telephone	10 2024 - 2	T MOBILE	101	42210	\$99.92
Fire Department	Telephone	9974166166	Verizon	101	42210	\$560.14
General Govt Buildings/Plant	Bldg/Facility Repair Supplies	8820910	Plunkett's Pest Control	101	41940	\$334.50
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	2641	Bill's Quality Cleaning	101	41940	\$380.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	2649	Bill's Quality Cleaning	101	41940	\$168.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	310306140	Premium Waters, Inc.	101	41940	\$8.64
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	310320404	Premium Waters, Inc.	101	41940	\$31.60
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	53400	Robert B. Hill Company	101	41940	\$18.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	35031643197	Wright-Hennepin Coop Electric	101	41940	\$4.95
General Govt Buildings/Plant	General Operating Supplies	5230962052	CINTAS	101	41940	\$22.95
General Govt Buildings/Plant	Refuse Removal	11065522T067	Ace Solid Waste, Inc.	101	41940	\$93.46
Legal	Legal Fees	42021	Eckberg, Lammers, P.C.	101		\$4,169.00
Legal	Legal Fees	09 2024	Eckberg, Lammers, P.C.	101	41610	\$10,456.00
Legal	Legal Fees	42021	Eckberg, Lammers, P.C.	101	41610	\$563.50
Legal	Legal Fees	42021	Eckberg, Lammers, P.C.	101	41610	\$840.00
MSA Street Construction	Architect/Engineering Fees	53793	Hakanson Anderson Assoc. Inc.	402	40200	\$24,643.30
MSA Street Construction	Architect/Engineering Fees	53829	Hakanson Anderson Assoc. Inc.	402	40200	\$18,875.75
MSA Street Construction	Professional Services Fees	00002798	City of Oak Grove	402	40200	\$1,148.94
MSA Street Construction	Professional Services Fees	Pay Est 3	Knife River Corporation	402	40200	\$48,696.90
MSA Street Construction	Professional Services Fees	Pay Est 3	Knife River Corporation	402	40200	\$190,042.72
Park Maintenance	Bldg/Facility Repair Supplies	22181	Menards Cambridge	101	43201	\$48.36
Park Maintenance	Bldg/Facility Repair Supplies	146114876-001	SiteOne Landscape Supply	101	43201	\$5.24
Park Maintenance	Bldg/Facility Repair Supplies	146413235-001	SiteOne Landscape Supply	101	43201	\$270.37
Park Maintenance	Chemicals and Chem Products	43498	Menards - Forest Lake	101	43201	\$53.55
Park Maintenance	Chemicals and Chem Products	146179373-001	SiteOne Landscape Supply	101	43201	\$1,266.82
Park Maintenance	Chemicals and Chem Products	146494294-001	SiteOne Landscape Supply	101	43201	\$193.44
Park Maintenance	Clothing & Personal Equipment	4206225217	Cintas Corporation	101	43201	\$33.55
Park Maintenance	Clothing & Personal Equipment	4206913506	Cintas Corporation	101	43201	\$33.55
Park Maintenance	Clothing & Personal Equipment	4207593225	Cintas Corporation	101	43201	\$33.55



City of East Bethel
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Park Maintenance	Equipment Parts	INV483678	Indelco Plastics Corporation	101	43201	\$24.23
Park Maintenance	Equipment Parts	P31262	MN Equipment	101	43201	\$100.98
Park Maintenance	Equipment Parts	P64313	MN Equipment	101	43201	\$13.29
Park Maintenance	Equipment Parts	P64864	MN Equipment	101	43201	\$167.94
Park Maintenance	Information Systems	2219	Metro-Net	101	43201	\$22.90
Park Maintenance	Other Equipment Rentals	MP258705	LRS	101	43201	\$310.00
Park Maintenance	Other Equipment Rentals	MP258706	LRS	101	43201	\$430.00
Park Maintenance	Other Equipment Rentals	MP258707	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP258708	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP258709	LRS	101	43201	\$150.00
Park Maintenance	Other Equipment Rentals	MP258710	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP258712	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP258713	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP258714	LRS	101	43201	\$80.00
Park Maintenance	Park/Landscaping Materials	028811	Hoffman Bros. Sod, Inc	101	43201	\$816.00
Park Maintenance	Park/Landscaping Materials	145839023-001	SiteOne Landscape Supply	101	43201	\$124.81
Park Maintenance	Safety Supplies	5230962052	CINTAS	101	43201	\$9.45
Park Maintenance	Sign/Striping Repair Materials	INV-8149	SpeedPro	101	43201	\$453.83
Planning and Zoning	Escrow Release		Crumpler Properties LLC	101		\$500.00
Planning and Zoning	Escrow Release		Everything Outdoors LLC	101		\$500.00
Planning and Zoning	Escrow Release		Fager, Jon & Petra	101		\$300.00
Planning and Zoning	Escrow Release		Fanucci, Paolo	101		\$500.00
Planning and Zoning	Escrow Release		Machado, Juan	101		\$500.00
Planning and Zoning	Escrow Release		Mitchell, Carl	101		\$500.00
Planning and Zoning	Escrow Release		Sherk, Nichole	101		\$50.00
Planning and Zoning	Escrow Release		Stewart, John	101		\$500.00
Planning and Zoning	Escrow Release		Swanson, William	101		\$650.00
Planning and Zoning	Information Systems	2219	Metro-Net	101	41910	\$635.03
Planning and Zoning	Office Supplies	10766978784	Dell Marketing L.P.	101	41910	\$1,668.46
Planning and Zoning	Office Supplies	IN4646120	Innovative Office Solutions	101	41910	\$19.10
Police	Professional Services Fees	S240930D	Anoka County Treasury Dept	101	42110	\$309,558.25
Recycling Operations	Other Equipment Rentals	MP258711	LRS	226	43235	\$80.00
Recycling Operations	Postage/Delivery	479049	Gregory Cardey	226	43235	\$375.00
Recycling Operations	Professional Services Fees	10 2024	Cedar East Bethel Lions	226	43235	\$419.72
Recycling Operations	Professional Services Fees	10 2024	Cedar East Bethel Lions	226	43235	\$1,300.00
Recycling Operations	Professional Services Fees	3563b	Evergreen Recycling	226	43235	\$940.00
Recycling Operations	Professional Services Fees	09 30 24	Freimuth Enterprises LLC	226	43235	\$140.00
Recycling Operations	Professional Services Fees	10 2024	Freimuth Enterprises LLC	226	43235	\$152.00
Recycling Operations	Refuse Removal	11065522T067	Ace Solid Waste, Inc.	226	43235	\$604.53
Sewer Operations	Bldgs/Facilities Repair/Maint	INV/2024/13563	Nelson Sanitation & Rental Inc	602	49451	\$2,069.00
Sewer Operations	Loan Payment	0001178866	Metropolitan Council Env Svcs	602		\$176,641.76
Sewer Operations	Loan Payment	0001178866	Metropolitan Council Env Svcs	602	49451	\$54,600.00
Sewer Operations	Professional Services Fees	0001178054	Metropolitan Council Env Svcs	602	49451	\$6,071.09
Street Capital Projects	Architect/Engineering Fees	53792	Hakanson Anderson Assoc. Inc.	406	40600	\$240.00
Street Capital Projects	Architect/Engineering Fees	53794	Hakanson Anderson Assoc. Inc.	406	40600	\$14,478.88
Street Capital Projects	Architect/Engineering Fees	53828	Hakanson Anderson Assoc. Inc.	406	40600	\$540.00
Street Capital Projects	Architect/Engineering Fees	53830	Hakanson Anderson Assoc. Inc.	406	40600	\$5,337.50
Street Capital Projects	Contracts Retainage Payable	Final Pay Est	Knife River Corporation	406		\$24,572.19
Street Capital Projects	Professional Services Fees	Pay Est 3	Knife River Corporation	406	40600	\$70,153.40
Street Capital Projects	Street Maint Services	Final Pay Est	Knife River Corporation	406	40600	\$21,803.41
Street Capital Projects	Street Maint Services	Pay Est 2 2024	Knife River Corporation	406	40600	\$220,284.86
Street Maintenance	Bldgs/Facilities Repair/Maint	4206225217	Cintas Corporation	101	43220	\$9.15
Street Maintenance	Bldgs/Facilities Repair/Maint	4206913506	Cintas Corporation	101	43220	\$9.15
Street Maintenance	Bldgs/Facilities Repair/Maint	4207593225	Cintas Corporation	101	43220	\$9.15
Street Maintenance	Bldgs/Facilities Repair/Maint	310306141	Premium Waters, Inc.	101	43220	\$4.32
Street Maintenance	Bldgs/Facilities Repair/Maint	310320405	Premium Waters, Inc.	101	43220	\$56.40
Street Maintenance	Clothing & Personal Equipment	4206225217	Cintas Corporation	101	43220	\$33.56



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Street Maintenance	Clothing & Personal Equipment	4206913506	Cintas Corporation	101	43220	\$33.56
Street Maintenance	Clothing & Personal Equipment	4207593225	Cintas Corporation	101	43220	\$33.56
Street Maintenance	Equipment Parts	119260626	Fleet Pride	101	43220	(\$58.00)
Street Maintenance	Information Systems	2219	Metro-Inet	101	43220	\$627.40
Street Maintenance	Lubricants and Additives	159-119265	FACTORY MOTOR PARTS	101	43220	\$44.88
Street Maintenance	Motor Vehicle Services (Lic d)	100092	APPLE FORD	101	43220	\$7,241.14
Street Maintenance	Motor Vehicle Services (Lic d)	117201369	Fleet Pride	101	43220	\$250.00
Street Maintenance	Motor Vehicle Services (Lic d)	472459	Towmaster	101	43220	\$684.00
Street Maintenance	Motor Vehicles Parts	093P21344	BOYER TRUCKS-ST MICHAEL	101	43220	\$6.15
Street Maintenance	Motor Vehicles Parts	1-10099059	FACTORY MOTOR PARTS	101	43220	\$106.40
Street Maintenance	Motor Vehicles Parts	1-10103513	FACTORY MOTOR PARTS	101	43220	\$55.40
Street Maintenance	Motor Vehicles Parts	159-119263	FACTORY MOTOR PARTS	101	43220	\$155.40
Street Maintenance	Motor Vehicles Parts	159-119421	FACTORY MOTOR PARTS	101	43220	\$206.28
Street Maintenance	Motor Vehicles Parts	119913874	Fleet Pride	101	43220	\$53.45
Street Maintenance	Motor Vehicles Parts	119914572	Fleet Pride	101	43220	\$43.28
Street Maintenance	Motor Vehicles Parts	119914709	Fleet Pride	101	43220	\$12.23
Street Maintenance	Motor Vehicles Parts	119918651	Fleet Pride	101	43220	\$129.94
Street Maintenance	Motor Vehicles Parts	119919854	Fleet Pride	101	43220	\$154.36
Street Maintenance	Motor Vehicles Parts	120096766	Fleet Pride	101	43220	\$141.94
Street Maintenance	Motor Vehicles Parts	120097573	Fleet Pride	101	43220	\$220.69
Street Maintenance	Motor Vehicles Parts	120098778	Fleet Pride	101	43220	\$135.72
Street Maintenance	Motor Vehicles Parts	120098919	Fleet Pride	101	43220	\$28.74
Street Maintenance	Motor Vehicles Parts	120163515	Fleet Pride	101	43220	\$126.17
Street Maintenance	Motor Vehicles Parts	120191691	Fleet Pride	101	43220	\$10.26
Street Maintenance	Motor Vehicles Parts	120192342	Fleet Pride	101	43220	\$6.07
Street Maintenance	Motor Vehicles Parts	120201028	Fleet Pride	101	43220	\$10.17
Street Maintenance	Motor Vehicles Parts	120280353	Fleet Pride	101	43220	\$57.14
Street Maintenance	Motor Vehicles Parts	C241450658:01	I State Truck Inc.	101	43220	\$171.06
Street Maintenance	Motor Vehicles Parts	849558	Midway Ford Company	101	43220	\$112.20
Street Maintenance	Motor Vehicles Parts	1539-297824	O'Reilly Auto Stores Inc.	101	43220	\$35.97
Street Maintenance	Motor Vehicles Parts	1539-297993	O'Reilly Auto Stores Inc.	101	43220	\$437.84
Street Maintenance	Professional Services Fees	4090359	Gopher State One-Call	101	43220	\$40.50
Street Maintenance	Refuse Removal	11065522T067	Ace Solid Waste, Inc.	101	43220	\$743.13
Street Maintenance	Safety Supplies	5230962052	CINTAS	101	43220	\$21.32
Street Maintenance	Safety Supplies	159-120318	FACTORY MOTOR PARTS	101	43220	\$20.96
Street Maintenance	Shop Supplies	182794	Metro Products, Inc.	101	43220	\$36.74
Street Maintenance	Shop Supplies	338857	S & S Industrial Supply	101	43220	\$22.79
Street Maintenance	Street Maint Materials	100358	Bjorklund Companies, LLC	101	43220	\$995.39
Street Maintenance	Street Maint Materials	43902977	Martin Marietta Materials	101	43220	\$156.66
Street Maintenance	Street Maint Services	100460	Bjorklund Companies, LLC	101	43220	\$35,742.54
Street Maintenance	Telephone	10 2024-1	T MOBILE	101	43220	\$29.47
Street Maintenance	Tires	270070426	Custom Cap and Tire	101	43220	\$653.98
Water Utility Operations	Bldgs/Facilities Repair/Maint	35031643197	Wright-Hennepin Coop Electric	601	49401	\$42.95
Water Utility Operations	Gas Utilities	10 2024-1	CenterPoint Energy	601	49401	\$97.70
Water Utility Operations	Information Systems	2219	Metro-Inet	601	49401	\$297.65
Water Utility Operations	Refund of Overpayment		Team Properties Group LLC	601		\$27.38
Water Utility Operations	Repairs/Maint Machinery/Equip	1894	Freedom Lawn Service	601	49401	\$860.00
Water Utility Operations	Repairs/Maint Machinery/Equip	13072	Ideal Service, Inc.	601	49401	\$285.00
						\$1,560,132.51



City of East Bethel
October 14, 2024
Payment Summary

Electronic Payroll Payments		
Payroll	PERA	\$10,263.81
Payroll	Federal Withholding	\$7,388.85
Payroll	Medicare Withholding	\$2,258.58
Payroll	FICA Tax Withholding	\$8,683.72
Payroll	State Withholding	\$3,542.86
Payroll	MSRS/H.S.A./HCSP	\$6,729.67
		\$38,867.49

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL MEETING

September 23, 2024

The East Bethel City Council met on September 23, 2024, at 7:00 p.m. for the regular City Council meeting at City Hall.

MEMBERS PRESENT: Kevin Lewis Brian Mundle Bob DeRoche
Tim Miller Jim Smith

ALSO PRESENT: Mike Jeziorski, Deputy City Administrator/Finance Director
Eric Larson, City Attorney
Rodney Sanow, Fire Chief
Aaron Berg, Community Development Director
Carrie Frost, Administrative Coordinator

1.0 Call to Order

The September 23, 2024, City Council meeting was called to order by Mayor Lewis 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. Miller stated I'll second. Jeziorski stated that there should be a motion to add the supplemental bill list. **DeRoche stated I'll make a motion to adopt tonight's amended agenda. Mundle stated I'll second.** Lewis clarified that the additions included, to Dearborn, \$2,016.26 for standard monthly invoice and payment for employee life short-term and long-term disability and, to Connexus, \$13,575.58, for standard monthly electrical invoice for various city buildings. Lewis asked any discussion? To the motion, all in favor say aye. **All in favor.** Lewis asked any opposed? That motion passes. **Motion passes unanimously.**

Lewis added that the Meet the Candidates meetings will be held on Tuesday, October 15th hosted by the East Bethel Chamber of Commerce at 6 p.m. in the Senior Center and then will move over to the City Hall at 7 p.m. Lewis stated that there will be one session with the mayoral candidates and one session with the City Council candidates. Lewis also stated that the other meeting is on Thursday, October 17th at 10 a.m. at the Senior Center for the East Bethel Seniors Group candidates.

Mundle stated that there still needed a vote to approve tonight's agenda. Lewis clarified that the amendment was approved but not the agenda itself. Lewis asked any discussion? To the motion, all in favor say aye. **All in favor.** Lewis asked any opposed? That motion passes. **Motion passes unanimously.**

4.0 Presentations and Public Hearings

4.0 A Anoka County Sheriff's Monthly Report

Lieutenant Derek Peters presented the August 2024 Sheriff's Report, stating the Sheriff's Department had responded to 540 calls for service, including 5 thefts, 7 assaults, 2 damage to property, 36 custodial arrests for miscellaneous violations, 154 traffic stops, and 42 traffic citations. Peters gave a description of a few notable cases from the month.

1 DeRoche asked if he has found an escalation of calls to the Nexus building. Peters stated that there
2 has been a significant increase over the summer, many ranging from mental health to other types of
3 calls. DeRoche asked what the age range was for most of the problems. Peters stated that it is a
4 range, from younger kids to kids who are closer to 18.

5 **Informational; no action required.**

6 **4.0 B Fire Department Monthly Report**

7 Fire Chief Sanow presented the August 2024 report and noted that they responded to 113 calls, of
8 which 74 were medical, 5 accidents, 1 fire, and 3 alarms. Sanow stated that the main reason for the
9 increase in calls was due to the 2 storms, responding to about 20 power line calls.

10 Lewis asked what the new firefighter being hired would bring the roster up to. Sanow stated that
11 would bring the total up to 31 for 3 months, because he has a current firefighter that has discussed
12 retiring in the new year.

13 An audience member asked if there was a fire extinguisher training for residents. Sanow stated there
14 is not one for the public, but that he would bring it up at his next training.

15 **Informational; no action required.**

16 **4.0 C Public Hearing: Off-Sale Liquor License Application for New Owner**

17 Jeziorski stated staff is recommending that Council conduct a public hearing regarding an Off-Sale
18 Liquor License for Harry's, LLC as required by East Bethel City Code, Article III, Intoxicating Liquors,
19 Section 6-55. Per notification requirements, the public hearing for this date was published in the
20 Anoka County Union.

21 Jeziorski stated that at the conclusion and close of the public hearing, Council will consider the
22 approval of an Off-Sale Liquor License for Harry's, LLC, dba: Go For It Liquor located at 3255 Viking
23 Boulevard NE.

24 Jeziorski added that the applicant is the new owner of the property, which previously held an
25 identical license. All application materials, completed background checks, and fees have been
26 submitted for the Off-Sale Liquor License.

27 Jeziorski stated that final approval of the license would be contingent on approval of State
28 Commissioner of Public Safety and approval of Council is required prior to action by the State.

29 Jeziorski stated that staff recommends conducting the public hearing to receive comments on the
30 Off-Sale Liquor License for Harry's, LLC, dba: Go For It Liquor. Once the public hearing is closed, and if
31 there are no reasons to deny the license, staff recommends Council consider approval of an Off-Sale
32 Liquor license for Harry's, LLC, dba: Go For It Liquor located at 3255 Viking Boulevard NE, East Bethel,
33 MN 55092.

34 DeRoche stated that nothing was being added. Lewis stated that it is just continuing same as it was.
35 Berg clarified this would be an equal exchange under new ownership and a new license must be
36 obtained.

37 Lewis opened the public hearing at 7:18 p.m.

38 No comments received.

39 Lewis closed the public hearing at 7:18 p.m.

1 **Miller stated I'll make a motion to approve the Off-Sale Liquor License Application for Harry's LLC.**
2 **DeRoche stated I'll second.** Lewis asked any discussion? To the motion, all in favor say aye. **All in**
3 **favor.** Lewis asked any opposed? That motion passes. **Motion passes unanimously.**

4 **4.0 D Public Hearing: Septic Tank Variance – 138 Laurel Road NE**

5 Berg stated that Greg Underdahl recently purchased 138 Laurel Road NE and 143 Maple Road NE, in
6 the Coon Lake Beach Residential Zoning District. He is proposing the construction of a new 2-
7 bedroom seasonal cabin. Although these two lots are back-to-back there is an offset with only
8 approximately 20 feet of overlapping property lines. Underdahl is exploring the viability of combining
9 the lots however the combination doesn't offer much more room for construction or septic
10 placement as a result of an existing garage structure on the 143 Maple Road NE lot.

11 Berg added that in the Coon Lake Residential District the following are setbacks are required. A 25-
12 foot front yard setback, 7-foot side yard setback, 25-foot rear yard setback. The minimal floor area
13 for a single-level new-construction residential structure is 1,000 sq. Feet. Additionally, there is a
14 Shoreland Overlay which limits Impervious Surface coverage to 25%. This limits the buildable area for
15 construction to approximately 1,415 sq. feet.

16 Berg stated that due to the size of the lot and limitations due to required setbacks, Underdahl is
17 seeking approval for the placement of a Type II septic system. Type II Septic Systems are holding
18 tanks that require, and per MN Rules Chapter 7080 and the MPCA require a variance.

19 Berg stated that variances for Type II systems cannot be approved if there is space on the property to
20 install a compliant septic system. The property is 0.13 acres in size and does not have room for the
21 placement of a standard Type I System with a drain field. The consideration of a variance requires the
22 following three-factor test:

- 23 • The first factor, a test of reasonableness - giving consideration to use of the property
24 restricted by the rules of the ordinance in a practical manner:

25 Berg stated that septic systems are required for a home to be considered habitable. The Minnesota
26 Septic Code prohibits holding tanks unless approved through the variance process by the municipality
27 in which they are located. The approval of the variance would allow this property to be used as a
28 residential use.

- 29 • The second factor, a test of uniqueness - the issue for the variance is due to circumstances
30 unique to the property and not caused by the landowner. The uniqueness generally relates to
31 the physical characteristics of the particular property.

32 Berg stated that in this case, the property has limited space for a replacement drain field due to the
33 lot sizes created by this 1920s era plat, current setback requirements for wells and structures and
34 DNR lakeshore regulations. These factors support the uniqueness test for a variance.

- 35 • The third factor, a test of alteration of the essential character of the neighborhood - this factor
36 is used to consider whether the resulting structure or improvement will be out of scale, out of
37 place, or otherwise inconsistent with the surrounding area. When applying this test to a
38 setback reduction, the visual impact or use of the building or improvement relative to the
39 surrounding dwellings is the emphasis of assessment.

40 Berg stated that in this case, this neighborhood has had a significant number of septic variances
41 issued due to the age of this neighborhood and the small lot sizes. With a number of older systems
42 needing to be replaced in this area, this variance request is quite common and granting this variance
43 will not change the essential character of the Coon Lake Beach neighborhood.

1 Berg stated that the City Council is requested to hold a public hearing regarding a variance for a Type
2 II Septic System at 138 Laurel Road NE and at the conclusion consider approving Resolution 2024-65,
3 granting a Variance to allow for the installation of a Type II Septic System at 138 Laurel Rd NE.

4 Lewis opened the public hearing at 7:23 p.m.

5 Mike Larson stated that after speaking with his neighbors on Laurel Road NE, they all believe it should
6 be perfectly reasonable to put in a small cabin and have the holding tanks. He thinks it would be an
7 improvement to the neighborhood.

8 Marcia Carson stated that she does not understand how things are being run in East Bethel because it
9 seems there are lots of rules that have been applied correctly. She stated that someone cannot
10 attach two pieces of property with another piece of property in between, which is what the owner is
11 trying to do. She stated that according to the Code of Ordinances, the property must be continuous.

12 Lewis asked how the garage on Maple Road was built. DeRoche stated that the owners of the
13 property on Lakeshore and Laurel sold that property, and then the house on Maple was torn down
14 because they could not put a septic in, so the lot was bought and sold three times. DeRoche also
15 noted there is a pivot point that connects the two properties. DeRoche asked what address the new
16 structure would have. Ms. Carson stated that she does not think this is legal.

17 Berg presented a map showing where the house and holding tank are proposed to be located.

18 DeRoche asked if there will be a driveway off Laurel Road and one off Maple Road. DeRoche added
19 that there is currently a storage building there. Berg stated that the storage building now belongs to
20 Mr. Underdahl, and it is one lot because the County approved the lot combination.

21 Berg stated there will be a driveway off of Laurel Road to get to the house and an attached garage on
22 the south side of the house. Berg noted that the detached garage is on the back lot, so if there is an
23 existing driveway onto Maple Road, then it is considered a legal nonconforming driveway, and they
24 cannot make him get rid of it.

25 Ms. Carson stated there is a septic on 143 Maple Road that has not been filled in. Berg stated that
26 they are also aware of a well that needs to be capped. Berg added that a building permit will not be
27 approved until the City receives notification that all of that has been completed.

28 Ms. Carson asked about the motor home on the property. DeRoche asked who owns it. Ms. Carson
29 stated she is not happy with any of this. Ms. Carson asked about the setback for the backyard. Berg
30 clarified that it should be 25 feet from the property line. Ms. Carson stated that it is 7 feet from her
31 property line.

32 Lewis closed the public hearing at 7:40 p.m.

33 **DeRoche stated I'll make a motion to adopt Resolution 2024-65, granting a Variance to allow for**
34 **the installation of a Type II Septic System at 138 Laurel Road NE. Miller stated I'll second.** Lewis
35 asked any discussion? To the motion, all in favor say aye. **All in favor.** Lewis asked any opposed?
36 That motion passes. **Motion passes unanimously.**

37 5.0 Public Forum

38 Kory Jorgensen stated he came to discuss the house at 1120 231st Lane, which was discussed at the
39 last meeting. Mr. Jorgensen stated that things have been getting pretty bad, and he outlined some
40 incidents that have happened since the last meeting. Mr. Jorgensen knows that there are drug deals
41 going on there, and he would like to know that something is being done. Mr. Jorgensen stated he

1 would like to see a mobile camera surveillance trailer, and discussed different ways they could be
2 obtained through renting or borrowing.

3 Lieutenant Peters stated that they are actively working on this property. Lewis asked if it has been
4 established that the people who are squatting on this property have permission from the homeowner
5 to be there. Peters stated that the owner is incarcerated, so upon his release, things should get better
6 because he can give some information about who should and should not be there.

7 Berg stated that he has spoken to the homeowner's brother with power of attorney, who has been
8 working on getting an eviction.

9 Mundle asked what other things can be done by the City. Berg stated he has been looking into the
10 City's abatement process to clean up the outside of the property. Berg stated that the key to this is
11 getting an eviction.

12 Mr. Jorgensen stated that he knows there is not a lot that can be done, but he thinks the surveillance
13 camera would be a big help.

14 City Attorney Larson stated that other courses of action will be looked into.

15 Adam Miller stated he finds it hard to believe that calls are not put together over time to identify
16 problem properties. Mr. Miller stated that the number of squad cars at this property is a drain of
17 resources. Mr. Miller noted he has seen issues since he purchased the property in May 2023. Mr.
18 Miller stated that there are many incidents that occur almost every other day.

19 **6.0 Consent Agenda**

20 ~~Item A: Approve Bill List~~

21 Item B: Approve Meeting Minutes September 9, 2024 City Council Work Meeting

22 ~~Item C: Approve Meeting Minutes, September 9, 2024 City Council Meeting~~

23 Item D: Tobacco License Application for New Owner

24 ~~Item E: Resolution 2024-64, Amending Resolution 2024-41, EXHIBIT A and Approval of Meter and~~
25 ~~Bounds Split, 516-217th Avenue NE~~

26 Item F: Approve Hire of Paid on Call Fire Fighter

27 ~~Item G: Accept Resignation of Building Permit Technician~~

28 Item H: Authorize Advertisement for Building Permit Technician Position

29 Mundle requested to pull Item G. Lewis requested to pull Item C. Miller requested to pull Item A.
30 DeRoche requested to pull Item E.

31 **Mundle stated I'll make a motion to approve Consent Agenda as amended, removing items A, C, E,**
32 **and G. Smith stated I'll second.** Lewis asked any discussion? To the motion, all in favor say aye. **All**
33 **in favor.** Lewis asked any opposed? That motion passes. **Motion passes unanimously.**

34 **6.0 A Approve Bill List**

35 Miller asked what the billing for dues and subscriptions for Mayor and Council at \$4442.00 are for.
36 Jeziorski stated that is the League of Minnesota Cities annual dues for September 1, 2024- December
37 31, 2024.

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

41 **6.0 C Approve Meeting Minutes, September 9, 2024 City Council Meeting**

42 Lewis requested that on page 4, line 26, "80/20" should be changed to "20%".

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

4 **6.0 E Resolution 2024-64, Amending Resolution 2024-41, EXHIBIT A and Approval of Meter and Bounds**
 5 **Split, 516 217th Avenue NE**

6 DeRoche asked what is being amended. Berg stated that the property descriptions for each of the
 7 new lots are amended. The original submission was missing the southwest quarter in each property
 8 description.

9 Miller asked who the East Bethel Review Committee is. Berg clarified that it is the City Council.

10 **DeRoche stated I'll make a motion to adopt Item E of the Consent Agenda, Resolution 2024-64,**
 11 **Amending Resolution 2024-41, EXHIBIT A and Approval of Meter and Bounds Split, 516 217th**
 12 **Avenue NE. Miller stated I'll second.** Lewis asked any discussion? To the motion, all in favor say
 13 aye. **All in favor.** Lewis asked any opposed? That motion passes. **Motion passes unanimously.**

14 **6.0 G Accept Resignation of Building Permit Technician**

15 Mundle stated that Sherry Willis, the Building Permit Technician, was an excellent employee with an
 16 incredible work ethic. Lewis stated that she will be missed.

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

20 **7.0 New Business. Commission, Association, and Task Force Reports**

21 No reports given

22 **7.0 A Planning Commission**

23 None.

24 **7.0 B Economic Development Authority**

25 None.

26 **7.0 C Park Commission**

27 None.

28 **8.0 Department Reports**

29 **8.0 A Community Development**

30 **8.0 A.1 Viking Meadows Final Plat Update**

31 Berg gave an update on the work being done by the City, including but not limited to the engineering
 32 plans, landscaping, wetlands review, and replacement plan permitting. Berg stated that the City has
 33 received an MPCA sewer extension approval, Minnesota Department of Health water extension
 34 approval, and Anoka County engineering approval for the Viking Boulevard entrance, among other
 35 updates. Berg noted he will forward all relevant items and information to the City Council as soon as
 36 possible to give time to review and to address and answer questions prior to the Final Plat approval
 37 on October 14, 2024.

38 Mundle asked about the time limit from the preliminary plat accepted to the Final Plat acceptance.
 39 Berg stated that there were significant environmental issues that had to be handled, because of this,
 40 he extended the 1 year application window to a 2 year window.

41 **8.0 B Engineer Report**

42 None.

1 **8.0 C City Attorney**

2 None.

3 **8.0 D Finance**

4 None.

5 **8.0 E Public Works**

6 None.

7 **8.0 F Fire Department**

8 None.

9 **8.0 G City Administrator Report**

10 None.

11 **9.0 – Other Items**

12 **9.0 A Staff Report**

13 None.

14 **9.0 B Council Reports**

15 None.

16 **10.0 Adjourn**

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

19 Meeting adjourned at 8:17 p.m.

20 Submitted by:

21 Lilian Rokosz

22 *TimeSaver Off Site Secretarial, Inc.*

City of East Bethel - Utility Delinquencies at 9/30/24 not yet paid at 10/9/24

11/13/24 Council Meeting - Public Hearing

Item 4.0 A

Name	Address	Zip	PIN	Utility Due	Certification Charge	Interest 18% from 1/1/25 to 12/31/25	Total Certified	Annual Interest Rate	Term
	1131 PIERCE PATH NE	55005	29-34-23-22-0132	85.02	70.00	15.30	170.32	N/A	1 Year
	24324 PIERCE PATH NE	55005	29-34-23-22-0130	111.35	70.00	20.04	201.39	N/A	1 Year
	24320 POLK ST NE	55005	29-34-23-22-0095	150.41	70.00	27.07	247.48	N/A	1 Year
	24140 PIERCE ST NE	55005	29-34-23-23-0188	202.48	70.00	36.45	308.93	N/A	1 Year
	1176 242ND WAY NE	55005	29-34-23-23-0205	213.31	70.00	38.40	321.71	N/A	1 Year
	1046 FILLMORE CIR NE	55005	29-34-23-23-0177	296.92	70.00	53.45	420.37	N/A	1 Year
	1068 244TH AVE NE	55005	29-34-23-22-0098	313.78	70.00	56.48	440.26	N/A	1 Year
	1024 243RD AVE NE	55005	29-34-23-23-0163	432.66	70.00	77.88	580.54	N/A	1 Year
	1221 242nd Way NE	55005	29-34-23-21-0008	250.05	70.00	45.01	365.06	N/A	1 Year
	1074 243RD CIRCLE NE	55005	29-34-23-22-0111	265.12	70.00	47.72	382.84	N/A	1 Year
	1139 243RD LN NE	55005	29-34-23-22-0122	616.70	70.00	111.01	797.71	N/A	1 Year
	1050 243RD CIRCLE NE	55005	29-34-23-22-0114	702.33	70.00	126.42	898.75	N/A	1 Year
	24230 PIERCE ST NE	55005	29-34-23-23-0180	854.60	70.00	153.83	1,078.43	N/A	1 Year
	1142 243RD LANE NE	55005	29-34-23-22-0124	874.49	70.00	157.41	1,101.90	N/A	1 Year
	1119 PIERCE PATH NE	55005	29-34-23-22-0131	939.29	70.00	169.07	1,178.36	N/A	1 Year
	1045 243RD AVE NE	55005	29-34-23-22-0106	947.15	70.00	170.49	1,187.64	N/A	1 Year
	24292 POLK ST NE	55005	29-34-23-23-0162	1,435.49	70.00	258.39	1,763.88	N/A	1 Year
	24235 FILLMORE CIR NE	55005	29-34-23-23-0170	2,115.64	70.00	380.82	2,566.46	N/A	1 Year
	24384 POLK ST NE	55005	29-34-23-22-0091	2,251.89	70.00	405.34	2,727.23	N/A	1 Year
	1188 242ND WAY NE	55005	29-34-23-23-0206	2,904.80	70.00	522.86	3,497.66	N/A	1 Year
	1080 FILLMORE CIR NE	55005	29-34-23-23-0179	3,097.08	70.00	557.47	3,724.55	N/A	1 Year
	19435 ABLE ST NE	55011	30-33-23-14-0029	125.05	70.00	22.51	217.56	N/A	1 Year
	903 193RD LANE NE	55011	30-33-23-14-0005	287.64	70.00	51.78	409.42	N/A	1 Year
	917 193RD LANE NE	55011	30-33-23-14-0047	1,183.96	70.00	213.11	1,467.07	N/A	1 Year
	951 193RD LANE NE	55011	30-33-23-14-0052	1,376.51	70.00	247.77	1,694.28	N/A	1 Year
Total				22,033.72	1,750.00	3,966.07	27,749.79		

	Total # of Customers	Total # Delinquent	%
Whispering Aspen Residential Customers	102	21	21%
Viking Preserve Residential Customers	48	4	8%
Non-Residential Customers	33	0	0%
Total	183	25	14%

**CITY OF EAST BETHEL
EAST BETHEL, MINNESOTA**

RESOLUTION NO. 2024-67

**SETTING PUBLIC HEARING DATE FOR DELINQUENT UTILITY ACCOUNTS
THAT WILL BE CERTIFIED TO THE COUNTY AUDITOR FOR COLLECTION
WITH 2025 PROPERTY TAXES**

WHEREAS, East Bethel Code of Ordinances, Chapter 74, Sec. 74-126 (b) provides for the collection of unpaid utility bills through the property tax system; and

WHEREAS, City Council must establish a certification cutoff date each year that will determine the appropriate certification amounts for delinquent accounts; and

WHEREAS, the attached list reflects the delinquent accounts assuming a certification cutoff date of September 30, 2024.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA THAT THE COUNCIL: That the following dates are set for delinquent accounts for 2024:

- 1. September 30, 2024 Certification cutoff date
- 2. November 13, 2024 Public Hearing date
- 3. November 15, 2024 Final Certification date

Adopted this 14th day of October 2024 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

Kevin Lewis, Mayor

ATTEST:

Matt Look, City Administrator



LIABILITY COVERAGE WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. [Email completed form to your city’s underwriter, to pstech@lmc.org](mailto:pstech@lmc.org), or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member’s governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member’s liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name: _____

Check one:

- The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).
- The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member’s governing body meeting: _____

Signature: _____

Position: _____

**CITY OF EAST BETHEL
EAST BETHEL, MINNESOTA**

RESOLUTION NO. 2024-68

RESOLUTION AUTHORIZING A PERMANENT FUND TRANSFER

WHEREAS the City of East Bethel authorized the creation of fund 405 Sandhill Parkway in order to track and isolate the revenues and expenditures for the Sandhill Parkway Street and Utility Project.

WHEREAS the Sandhill Parkway Street and Utility Project is complete.

WHEREAS fund 405 Sandhill parkway still has a \$160,662.32 balance

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA THAT: The City hereby authorizes the Finance Director to make a one-time permanent fund transfer of \$160,662.32 from fund 405 Sandhill Parkway to fund 406 Street Capital Fund.

Effective Date. This resolution is effective at 10/14/24.

Adopted this 14th day of October, 2024 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

Kevin Lewis, Mayor

ATTEST:

Matt Look, City Administrator

Contractor's Application for Payment No.

FINAL

To (Owner): City of East Bethel	Application Period: Through November 2023	Application Date: December 8th, 2023
Project: 183rd Avenue Surface Reconstruction Project	From (Contractor): Knife River Corporation	Via (Engineer): Hakanson Anderson

**Application For Payment
Change Order Summary**

Approved Change Orders		
Number	Additions	Deductions
TOTALS	\$0.00	\$0.00
NET CHANGE BY CHANGE ORDERS	\$0.00	

1. ORIGINAL CONTRACT PRICE.....	\$	\$517,907.30
2. Net change by Change Orders.....	\$	\$0.00
3. Current Contract Price (Line 1 ± 2).....	\$	\$517,907.30
4. TOTAL COMPLETED AND STORED TO DATE	\$	\$513,247.24
5. RETAINAGE:	\$	
a. 0% X Work Completed.....	\$	\$0.00
b. 0% X Stored Material.....	\$	\$0.00
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$0.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$513,247.24
7. LESS PREVIOUS PAYMENTS.....	\$	\$466,871.64
8. AMOUNT DUE THIS APPLICATION.....	\$	\$46,375.60

Contractor's Certification

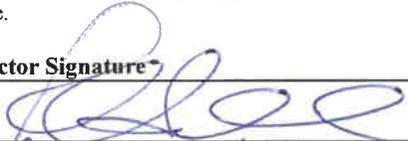
The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

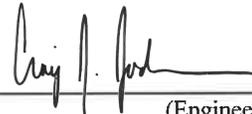
Contractor Signature

By:  Date: 9-16-24

Ronald A. Hall, Vice President

ENGINEER: HAKANSON ANDERSON

Certification: We recommend payment for work and quantities shown.

 Date: 9/18/24

(Engineer)

OWNER: CITY OF EAST BETHEL

(Owner) Date

FINAL PAYMENT
City of East Bethel
183rd Avenue Surface Reconstruction Project

Base Bid

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	1	LUMP SUM	\$ 20,000.00	\$ 20,000.00	1	\$ 20,000.00
2	REMOVE SIGN	3	EACH	\$ 25.00	\$ 75.00	3	\$ 75.00
3	REMOVE MAIL BOX SUPPORT	16	EACH	\$ 100.00	\$ 1,600.00	16	\$ 1,600.00
4	SAWING CONCRETE PAVEMENT - FULL DEPTH	35	LIN FT	\$ 12.00	\$ 420.00	36	\$ 432.00
5	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	309	LIN FT	\$ 5.00	\$ 1,545.00	284	\$ 1,420.00
6	REMOVE PIPE CULVERT	93	LIN FT	\$ 15.00	\$ 1,395.00	134	\$ 2,010.00
7	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	157	SQ YD	\$ 7.00	\$ 1,099.00	229	\$ 1,603.00
8	REMOVE CONCRETE DRIVEWAY PAVEMENT	23	SQ YD	\$ 10.00	\$ 230.00	41	\$ 410.00
9	EXCAVATION - SUBGRADE (EV)	1,524	CU YD	\$ 23.00	\$ 35,052.00	866	\$ 19,918.00
10	GEOGRID	7,000	SQ YD	\$ 7.65	\$ 53,550.00	7,143	\$ 54,643.95
11	SUBGRADE PREPARATION	56	ROAD STA	\$ 170.00	\$ 9,520.00	56	\$ 9,520.00
12	AGGREGATE BASE CLASS 5	500	TON	\$ 18.20	\$ 9,100.00	494.94	\$ 9,007.91
13	FULL DEPTH RECLAMATION	15,180	SQ YD	\$ 0.90	\$ 13,662.00	15,180	\$ 13,662.00
14	HAUL FULL DEPTH RECLAMATION (EV)	1,633	CU YD	\$ 9.00	\$ 14,697.00	2,076	\$ 18,684.00
15	MILL BITUMINOUS SURFACE	47	SQ YD	\$ 20.00	\$ 940.00	47	\$ 940.00
16	BITUMINOUS MATERIAL FOR TACK COAT	922	GALLONS	\$ 2.50	\$ 2,305.00	1,000	\$ 2,500.00
17	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 3.0" THICK	179	SQ YD	\$ 25.00	\$ 4,475.00	241	\$ 6,025.00
18	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B)	1,458	TON	\$ 80.00	\$ 116,640.00	1,517.06	\$ 121,364.80
19	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2;B)	1,944	TON	\$ 79.00	\$ 153,576.00	1,783.33	\$ 140,883.07
20	15" RC PIPE APRON	4	EACH	\$ 980.00	\$ 3,920.00	6	\$ 5,880.00
21	15" RC PIPE CULVERT	72	LIN FT	\$ 107.00	\$ 7,704.00	104	\$ 11,128.00
22	6" CONCRETE DRIVEWAY PAVEMENT	33	SQ YD	\$ 150.00	\$ 4,950.00	53	\$ 7,950.00
23	MAIL BOX SUPPORT	16	EACH	\$ 200.00	\$ 3,200.00	16	\$ 3,200.00
24	TRAFFIC CONTROL SUPERVISOR	1	LUMP SUM	\$ 500.00	\$ 500.00	1	\$ 500.00
25	TRAFFIC CONTROL	1	LUMP SUM	\$ 2,400.00	\$ 2,400.00	1	\$ 2,400.00
26	SIGN PANELS TYPE C	15.3	SQ FT	\$ 85.00	\$ 1,300.50	15.3	\$ 1,300.50
27	STABILIZED CONSTRUCTION EXIT	1	LUMP SUM	\$ 1,000.00	\$ 1,000.00		\$ -
28	EROSION CONTROL SUPERVISOR	1	LUMP SUM	\$ 500.00	\$ 500.00	1	\$ 500.00
29	CULVERT END CONTROLS	2	EACH	\$ 150.00	\$ 300.00	3	\$ 450.00
30	SEDIMENT CONTROL LOG TYPE COMPOST	4,460	LIN FT	\$ 2.20	\$ 9,812.00	9,339	\$ 20,545.80
31	COMMON TOPSOIL BORROW	353	CU YD	\$ 60.00	\$ 21,180.00	314	\$ 18,840.00

FINAL PAYMENT
City of East Bethel
183rd Avenue Surface Reconstruction Project

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
32	FERTILIZER TYPE 1	1,110	POUND	\$ 0.67	\$ 743.70	700	\$ 469.00
33	SEEDING	3.7	ACRE	\$ 425.00	\$ 1,572.50	2.6	\$ 1,105.00
34	HYDRAULIC BONDED FIBER MATRIX	11,445	POUND	\$ 0.85	\$ 9,728.25	7,500	\$ 6,375.00
35	SEED, MIXTURE 25-121	451	POUND	\$ 4.85	\$ 2,187.35	300	\$ 1,455.00
36	4" SOLID LINE MULTI-COMPONENT	11,200	LIN FT	\$ 0.31	\$ 3,472.00	10,333	\$ 3,203.23
37	4" DOUBLE SOLID LINE MULTI-COMPONENT	5,600	LIN FT	\$ 0.62	\$ 3,472.00	5,079	\$ 3,148.98
38	24" SOLID LINE MULTI-COMPONENT	12	LIN FT	\$ 7.00	\$ 84.00	14	\$ 98.00
Total Base Bid					\$ 517,907.30		\$ 513,247.24

PAY ESTIMATE #2
City of East Bethel
2024 Street Surface Improvement Project

Base Bid

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	1	LUMP SUM	\$ 43,000.00	\$ 43,000.00	1	\$ 43,000.00
2	SAWING CONCRETE PAVEMENT - FULL DEPTH	860	LIN FT	\$ 5.50	\$ 4,730.00	11	\$ 60.50
3	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	2462	LIN FT	\$ 1.85	\$ 4,554.70	192	\$ 355.20
4	REMOVE SEWER PIPE (STORM)	339	LIN FT	\$ 10.00	\$ 3,390.00	339	\$ 3,390.00
5	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	914	SQ YD	\$ 9.00	\$ 8,226.00	105	\$ 945.00
6	REMOVE BITUMINOUS PAVEMENT - STREET	925	SQ YD	\$ 9.00	\$ 8,325.00	1,213	\$ 10,917.00
7	REMOVE CONCRETE PAVEMENT	411	SQ YD	\$ 10.00	\$ 4,110.00	17	\$ 170.00
8	EXCAVATION - SUBGRADE (P)	221	CU YD	\$ 15.00	\$ 3,315.00	221	\$ 3,315.00
9	MINOR GRADE - SWALE	215	LIN FT	\$ 15.00	\$ 3,225.00		\$ -
10	MINOR GRADE - DITCH	283	LIN FT	\$ 15.00	\$ 4,245.00	283	\$ 4,245.00
11	AGGREGATE BASE CLASS 5	680	TON	\$ 28.00	\$ 19,040.00		\$ -
12	SUBGRADE PREPARATION (P)	925	SQ YD	\$ 10.00	\$ 9,250.00	1,213	\$ 12,130.00
13	MILL BITUMINOUS SURFACE	2140	SQ YD	\$ 4.60	\$ 12,840.00	8,358	\$ 38,446.80
14	BITUMINOUS MATERIAL FOR TACK COAT	1827	GALLONS	\$ 2.50	\$ 4,567.50	1,100	\$ 2,750.00
15	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 3.0" THICK	909	SQ YD	\$ 17.90	\$ 16,271.10	105	\$ 1,879.50
16	TYPE SP 4.5 WEARING COURSE MIXTURE (2;B)	31	TON	\$ 120.00	\$ 3,720.00	56	\$ 6,720.00
17	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B)	2525	TON	\$ 74.00	\$ 186,850.00	2,501.0	\$ 185,074.00
18	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2;B)	125	TON	\$ 96.00	\$ 12,000.00	115	\$ 11,040.00
19	15" CS PIPE APRON	2	EACH	\$ 405.00	\$ 810.00	2	\$ 810.00
20	18" CS PIPE APRON	1	EACH	\$ 490.00	\$ 490.00	1	\$ 490.00
21	15" CPEP PIPE CULVERT	40	LIN FT	\$ 45.00	\$ 1,800.00	40	\$ 1,800.00
22	15" CPEP PIPE SEWER - PERFORATED	215	LIN FT	\$ 50.00	\$ 10,750.00	215	\$ 10,750.00
23	18" CPEP PIPE SEWER - PERFORATED	229	LIN FT	\$ 66.50	\$ 15,228.50	229	\$ 15,228.50
24	12" RC PIPE SEWER DESIGN 3006 CLASS V	107	LIN FT	\$ 67.00	\$ 7,169.00	107	\$ 7,169.00
25	CASTING ASSEMBLY	4	EACH	\$ 1,200.00	\$ 4,800.00	4	\$ 4,800.00
26	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	3	LIN FT	\$ 575.00	\$ 1,725.00	3	\$ 1,725.00
27	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	15	LIN FT	\$ 600.00	\$ 9,000.00	15	\$ 9,000.00
28	RANDOM RIPRAP CLASS II (FIELD STONE)	5	CU YD	\$ 150.00	\$ 750.00		\$ -
29	CONCRETE CURB AND GUTTER DESIGN B418	476	LIN FT	\$ 32.25	\$ 15,351.00	491	\$ 15,834.75
30	6" CONCRETE DRIVEWAY PAVEMENT	3696	SQ FT	\$ 8.55	\$ 31,600.80	90	\$ 769.50
31	RELOCATE MAIL BOX	4	EACH	\$ 275.00	\$ 1,100.00	7	\$ 1,925.00
32	TRAFFIC CONTROL	1	LUMP SUM	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00

PAY ESTIMATE #2
City of East Bethel
2024 Street Surface Improvement Project

Base Bid (CONTINUED)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
33	STORM DRAIN INLET PROTECTION	3	EACH	\$ 150.00	\$ 450.00	3	\$ 450.00
34	SILT FENCE; TYPE MS	355	LIN FT	\$ 2.50	\$ 887.50	355	\$ 887.50
35	COMMON TOPSOIL BORROW	335	CU YD	\$ 46.00	\$ 15,410.00	131	\$ 6,026.00
36	SITE RESTORATION	6705	SQ YD	\$ 1.15	\$ 7,710.75	7,137	\$ 8,207.55
Total Base Bid					\$ 479,191.85		\$ 412,810.80

Alternate Bid

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
37	INTEGRANT CURB DESIGN B6	30	LIN FT	\$ 30.00	\$ 900.00	20	\$ 600.00
38	7" CONCRET PAVEMENT	30	SQ FT	\$ 13.25	\$ 397.50	30	\$ 397.50
39	CONNECT TO EXISTING STORM SEWER	1	EACH	\$ 450.00	\$ 450.00	1	\$ 450.00
40	CASTING ASSEMBLY	1	EACH	\$ 1,300.00	\$ 1,300.00	1	\$ 1,300.00
41	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	3.5	LIN FT	\$ 650.00	\$ 2,275.00	3.5	\$ 2,275.00
42	STORM DRAIN INLET PROTECTION	1	EACH	\$ 200.00	\$ 200.00	1	\$ 200.00
Total Alternate Bid					\$ 5,522.50		\$ 5,222.50

Base Bid	\$479,191.85	\$412,810.80
Alternate Bid	\$5,522.50	\$5,222.50
TOTAL	\$484,714.35	\$418,033.30

PAY ESTIMATE #3
City of East Bethel
2024 Street Reconstruction Project

Bid Schedule 'A': Davenport Street; SAP 203-102-009

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	0.6	LUMP SUM	\$ 59,000.00	\$ 35,400.00	0.6	\$ 35,400.00
2	REMOVE CATCH BASIN	2	EACH	\$ 200.00	\$ 400.00	2	\$ 400.00
3	REMOVE SIGN	8	EACH	\$ 25.00	\$ 200.00	8	\$ 200.00
4	REMOVE MAIL BOX SUPPORT	12	EACH	\$ 100.00	\$ 1,200.00	12	\$ 1,200.00
5	SAWING CONCRETE PAVEMENT - FULL DEPTH	13	LIN FT	\$ 5.50	\$ 71.50	8	\$ 44.00
6	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	234	LIN FT	\$ 1.85	\$ 432.90	234	\$ 432.90
8	REMOVE SEWER PIPE (STORM)	249	LIN FT	\$ 12.00	\$ 2,988.00	249	\$ 2,988.00
9	REMOVE CURB AND GUTTER	132	LIN FT	\$ 4.00	\$ 528.00	114	\$ 456.00
10	REMOVE BITUMINOUS PAVEMENT	770	SQ YD	\$ 9.00	\$ 6,930.00	770	\$ 6,930.00
12	EXCAVATION - COMMON (P)	223	CU YD	\$ 9.00	\$ 2,007.00	223	\$ 2,007.00
14	EXCAVATION - CHANNEL AND POND	890	CU YD	\$ 13.00	\$ 11,570.00	890	\$ 11,570.00
16	SUBGRADE PREPARATION	27.5	ROAD STATION	\$ 230.00	\$ 6,325.00	27.5	\$ 6,325.00
17	AGGREGATE BASE CLASS 5	713	TON	\$ 21.00	\$ 14,973.00	355	\$ 7,455.00
18	FULL DEPTH RECLAMATION	7755	SQ YD	\$ 1.45	\$ 11,244.75	7,755	\$ 11,244.75
19	HAUL FULL DEPTH RECLAMATION (LV) (P)	1680	CU YD	\$ 15.00	\$ 25,200.00	1,200	\$ 18,000.00
20	MILL BITUMINOUS SURFACE (2.0")	8.3	SQ YD	\$ 22.50	\$ 186.75	28.6	\$ 643.50
21	BITUMINOUS MATERIAL FOR TACK COAT	411	GALLONS	\$ 2.50	\$ 1,027.50	278.0	\$ 695.00
22	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) 3.0" THICK	603	SQ YD	\$ 21.00	\$ 12,663.00	641	\$ 13,461.00
23	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	1040	TON	\$ 76.00	\$ 79,040.00	939	\$ 71,364.00
24	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,B)	1040	TON	\$ 76.00	\$ 79,040.00	979.5	\$ 74,442.00
25	12" RC PIPE APRON	1	EACH	\$ 715.00	\$ 715.00	1	\$ 715.00
26	15" RC PIPE APRON	1	EACH	\$ 775.00	\$ 775.00	1	\$ 775.00
27	12" RC PIPE SEWER DESIGN 3006 CLASS V	107	LIN FT	\$ 58.00	\$ 6,206.00	113	\$ 6,554.00
28	15" RC PIPE SEWER DESIGN 3006 CLASS V	498	LIN FT	\$ 70.00	\$ 34,860.00	504	\$ 35,280.00
29	CASTING ASSEMBLY	6	EACH	\$ 1,300.00	\$ 7,800.00	6	\$ 7,800.00
30	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	6.5	LIN FT	\$ 475.00	\$ 3,087.50	6.5	\$ 3,087.50
31	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	13.6	LIN FT	\$ 610.00	\$ 8,296.00	13.6	\$ 8,296.00
32	RANDOM RIPRAP CLASS II	5	CU YD	\$ 125.00	\$ 625.00	5	\$ 625.00
36	CONCRETE CURB AND GUTTER DESIGN B418	5162	LIN FT	\$ 16.58	\$ 85,585.96	5,267	\$ 87,326.86
37	CONCRETE CURB AND GUTTER DESIGN B612	73	LIN FT	\$ 31.50	\$ 2,299.50	88	\$ 2,772.00
38	CONCRETE CURB AND GUTTER DESIGN B618	211	LIN FT	\$ 16.37	\$ 3,454.07	124	\$ 2,029.88
39	8" CONCRETE DRIVEWAY PAVEMENT	22.3	SQ YD	\$ 122.73	\$ 2,736.88	38	\$ 4,663.74

Bid Schedule 'A': Davenport Street; SAP 203-102-009 (CONTINUED)

PAY ESTIMATE #3
City of East Bethel
2024 Street Reconstruction Project

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
42	MAIL BOX SUPPORT	12	EACH	\$ 200.00	\$ 2,400.00	11	\$ 2,200.00
43	TRAFFIC CONTROL	0.6	LUMP SUM	\$ 12,000.00	\$ 7,200.00	0.6	\$ 7,200.00
44	SIGN PANELS TYPE C	93	SQ FT	\$ 65.00	\$ 6,045.00		\$ -
46	STABILIZED CONSTRUCTION EXIT	0.8	LUMP SUM	\$ 0.01		0.8	\$ 0.01
47	EROSION CONTROL SUPERVISOR	0.8	LUMP SUM	\$ 906.06	\$ 724.85	0.8	\$ 724.85
48	STORM DRAIN INLET PROTECTION	6	EACH	\$ 200.00	\$ 1,200.00	6.0	\$ 1,200.00
49	CULVERT END CONTROLS	2	EACH	\$ 250.00	\$ 500.00		\$ -
50	SILT FENCE, TYPE MS	2500	LIN FT	\$ 1.65	\$ 4,125.00	2,500	\$ 4,125.00
51	FILTER TOPSOIL BORROW	63	CU YD	\$ 50.00	\$ 3,150.00		\$ -
52	FERTILIZER TYPE 1	837	POUND	\$ 0.85	\$ 711.45	618	\$ 525.30
53	ROLLED EROSION PREVENTION CATEGORY 25	820	SQ YD	\$ 1.98	\$ 1,623.60	950	\$ 1,881.00
54	SEEDING (P)	2.8	ACRE	\$ 250.00	\$ 700.00	2.8	\$ 700.00
55	HYDRAULIC BONDED FIBER MATRIX	9800	POUND	\$ 1.45	\$ 14,210.00	7,930	\$ 11,498.50
56	SEED MIXTURE 25-131	616	POUND	\$ 4.00	\$ 2,464.00	602	\$ 2,408.00
57	SEED MIXTURE 33-261	5	POUND	\$ 25.00	\$ 125.00	10	\$ 250.00
58	6" SOLID LINE MULTI-COMPONENT	5175	LIN FT	\$ 0.71	\$ 3,674.25	5,280	\$ 3,748.80
59	4" BROKEN LINE MULTI-COMPONENT	530	LIN FT	\$ 0.51	\$ 270.30	530	\$ 270.30
61	24" SOLID LINE MULTI-COMPONENT	44	LIN FT	\$ 12.00	\$ 528.00	40	\$ 480.00
Total Bid Schedule 'A'					\$ 497,519.76		\$ 462,394.89

PAY ESTIMATE #3
City of East Bethel
2024 Street Reconstruction Project

Bid Schedule 'B': 209th Avenue; SAP 203-121-001

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	0.25	LUMP SUM	\$ 59,000.00	\$ 14,750.00	0.25	\$ 14,750.00
2	REMOVE CATCH BASIN	1	EACH	\$ 200.00	\$ 200.00	1	\$ 200.00
3	REMOVE SIGN	2	EACH	\$ 25.00	\$ 50.00	2	\$ 50.00
5	SAWING CONCRETE PAVEMENT - FULL DEPTH	2	LIN FT	\$ 5.50	\$ 11.00	2	\$ 11.00
6	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	159	LIN FT	\$ 1.85	\$ 294.15	159	\$ 294.15
7	REMOVE PIPE CULVERT	60	LIN FT	\$ 10.00	\$ 600.00	60	\$ 600.00
8	REMOVE SEWER PIPE (STORM)	165	LIN FT	\$ 12.00	\$ 1,980.00	50	\$ 600.00
9	REMOVE CURB AND GUTTER	15	LIN FT	\$ 4.00	\$ 60.00	15	\$ 60.00
12	EXCAVATION - COMMON (P)	79	CU YD	\$ 9.00	\$ 711.00	79	\$ 711.00
13	EXCAVATION - MUCK	2065	CU YD	\$ 12.25	\$ 25,296.25		\$ -
15	SELECT GRANULAR EMBANKMENT (CV)	664	CU YD	\$ 20.00	\$ 13,280.00		\$ -
16	SUBGRADE PREPARATION	7.9	ROAD STATION	\$ 230.00	\$ 1,817.00	7.9	\$ 1,817.00
18	FULL DEPTH RECLAMATION	2476	SQ YD	\$ 1.45	\$ 3,590.20	2,476	\$ 3,590.20
19	HAUL FULL DEPTH RECLAMATION (LV) (P)	715	CU YD	\$ 15.00	\$ 10,725.00	500	\$ 7,500.00
20	MILL BITUMINOUS SURFACE (2.0")	35.3	SQ YD	\$ 22.50	\$ 794.25	68.6	\$ 1,543.50
21	BITUMINOUS MATERIAL FOR TACK COAT	119	GALLONS	\$ 2.50	\$ 297.50	85.00	\$ 212.50
23	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	302	TON	\$ 76.00	\$ 22,952.00	274.3	\$ 20,846.80
24	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,B)	302	TON	\$ 76.00	\$ 22,952.00	273.2	\$ 20,763.20
26	15" RC PIPE APRON	2	EACH	\$ 775.00	\$ 1,550.00	2	\$ 1,550.00
28	15" RC PIPE SEWER DESIGN 3006 CLASS V	342	LIN FT	\$ 70.00	\$ 23,940.00	330	\$ 23,100.00
29	CASTING ASSEMBLY	3	EACH	\$ 1,300.00	\$ 3,900.00	3	\$ 3,900.00
31	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	13.3	LIN FT	\$ 610.00	\$ 8,113.00	13.3	\$ 8,113.00
32	RANDOM RIPRAP CLASS II	3	CU YD	\$ 125.00	\$ 375.00	3.0	\$ 375.00
36	CONCRETE CURB AND GUTTER DESIGN B418	1370	LIN FT	\$ 16.58	\$ 22,714.60	1,355	\$ 22,465.90
43	TRAFFIC CONTROL	0.25	LUMP SUM	\$ 12,000.00	\$ 3,000.00	0.25	\$ 3,000.00
44	SIGN PANELS TYPE C	16	SQ FT	\$ 65.00	\$ 1,040.00		\$ -
46	STABILIZED CONSTRUCTION EXIT	0.1	LUMP SUM	\$ 0.01		0.1	\$ -
47	EROSION CONTROL SUPERVISOR	0.1	LUMP SUM	\$ 906.06	\$ 90.61	0.1	\$ 90.61
48	STORM DRAIN INLET PROTECTION	2	EACH	\$ 200.00	\$ 400.00	2	\$ 400.00
49	CULVERT END CONTROLS	2	EACH	\$ 250.00	\$ 500.00		\$ -
50	SILT FENCE, TYPE MS	1800	LIN FT	\$ 1.65	\$ 2,970.00	1,800	\$ 2,970.00
52	FERTILIZER TYPE 1	218	POUND	\$ 0.85	\$ 185.30	166	\$ 141.10
54	SEEDING (P)	0.7	ACRE	\$ 250.00	\$ 175.00	0.7	\$ 175.00

Bid Schedule 'B': 209th Avenue; SAP 203-121-001 (CONTINUED)

PAY ESTIMATE #3
City of East Bethel
2024 Street Reconstruction Project

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
55	HYDRAULIC BONDED FIBER MATRIX	2450	POUND	\$ 1.45	\$ 3,552.50	2,135	\$ 3,095.75
56	SEED MIXTURE 25-131	154	POUND	\$ 4.00	\$ 616.00	158	\$ 632.00
58	6" SOLID LINE MULTI-COMPONENT	1300	LIN FT	\$ 0.71	\$ 923.00	1,320	\$ 937.20
60	4" DOUBLE SOLID LINE MULTI-COMPONENT	650	LIN FT	\$ 1.02	\$ 663.00	660	\$ 673.20
61	24" SOLID LINE MULTI-COMPONENT	12	LIN FT	\$ 12.00	\$ 144.00	12	\$ 144.00
Total Bid Schedule 'B'					\$ 195,212.36		\$ 145,312.11

Bid Schedule 'C': Local Funding

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	0.15	LUMP SUM	\$ 59,000.00	\$ 8,850.00	0.15	\$ 8,850.00
3	REMOVE SIGN	4	EACH	\$ 25.00	\$ 100.00	4	\$ 100.00
4	REMOVE MAIL BOX SUPPORT	7	EACH	\$ 100.00	\$ 700.00	7	\$ 700.00
5	SAWING CONCRETE PAVEMENT - FULL DEPTH	4	LIN FT	\$ 5.50	\$ 22.00	4	\$ 22.00
6	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	179	LIN FT	\$ 1.85	\$ 331.15	213	\$ 394.05
9	REMOVE CURB AND GUTTER	259	LIN FT	\$ 4.00	\$ 1,036.00	258	\$ 1,032.00
10	REMOVE BITUMINOUS PAVEMENT	324	SQ YD	\$ 9.00	\$ 2,916.00	324	\$ 2,916.00
11	REMOVE CONCRETE PAVEMENT	46	SQ YD	\$ 12.00	\$ 552.00	46	\$ 552.00
12	EXCAVATION - COMMON (P)	209	CU YD	\$ 9.00	\$ 1,881.00	209	\$ 1,881.00
16	SUBGRADE PREPARATION	7.6	ROAD STATION	\$ 230.00	\$ 1,748.00	7.6	\$ 1,748.00
17	AGGREGATE BASE CLASS 5	417	TON	\$ 21.00	\$ 8,757.00	45	\$ 945.00
18	FULL DEPTH RECLAMATION	2435	SQ YD	\$ 1.45	\$ 3,530.75	2,435	\$ 3,530.75
19	HAUL FULL DEPTH RECLAMATION (LV) (P)	440	CU YD	\$ 15.00	\$ 6,600.00	300	\$ 4,500.00
20	MILL BITUMINOUS SURFACE (2.0")	255.4	SQ YD	\$ 22.50	\$ 5,746.50	40	\$ 900.00
21	BITUMINOUS MATERIAL FOR TACK COAT	131	GALLONS	\$ 2.50	\$ 327.50	130	\$ 325.00
22	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) 3.0" THICK	165	SQ YD	\$ 21.00	\$ 3,465.00	187	\$ 3,927.00
23	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	332	TON	\$ 76.00	\$ 25,232.00	315	\$ 23,940.00
24	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,B)	302	TON	\$ 76.00	\$ 22,952.00	302	\$ 22,952.00
33	4" CONCRETE WALK	175	SQ FT	\$ 7.50	\$ 1,312.50		\$ -
34	DRILL AND GROUT REINF BAR (EPOXY COATED)	13	EACH	\$ 10.00	\$ 130.00		\$ -
35	CONCRETE CURB RAMP WALK	75	SQ FT	\$ 16.21	\$ 1,215.75		\$ -
37	CONCRETE CURB AND GUTTER DESIGN B612	70	LIN FT	\$ 31.50	\$ 2,205.00		\$ -

Bid Schedule 'C': Local Funding (CONTINUED)

PAY ESTIMATE #3
City of East Bethel
2024 Street Reconstruction Project

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
38	CONCRETE CURB AND GUTTER DESIGN B618	1251	LIN FT	\$ 16.37	\$ 20,478.87	1,531	\$ 25,062.47
39	8" CONCRETE DRIVEWAY PAVEMENT	77.5	SQ YD	\$ 122.73	\$ 9,511.58	77	\$ 9,450.21
40	CONCRETE CURB AND GUTTER	8	LIN FT	\$ 40.00	\$ 320.00	8	\$ 320.00
41	TRUNCATED DOMES	12	SQ FT	\$ 60.00	\$ 720.00		\$ -
42	MAIL BOX SUPPORT	7	EACH	\$ 200.00	\$ 1,400.00	6.0	\$ 1,200.00
43	TRAFFIC CONTROL	0.15	LUMP SUM	\$ 12,000.00	\$ 1,800.00	0.15	\$ 1,800.00
44	SIGN PANELS TYPE C	11.3	SQ FT	\$ 65.00	\$ 734.50		\$ -
45	SIGN SPECIAL	48	SQ FT	\$ 38.00	\$ 1,824.00		\$ -
46	STABILIZED CONSTRUCTION EXIT	0.1	LUMP SUM	\$ 0.01		0.1	\$ -
47	EROSION CONTROL SUPERVISOR	0.1	LUMP SUM	\$ 906.06	\$ 90.60	0.1	\$ 90.61
50	SILT FENCE, TYPE MS	450	LIN FT	\$ 1.65	\$ 742.50	450	\$ 742.50
52	FERTILIZER TYPE 1	209	POUND	\$ 0.85	\$ 177.65	166	\$ 141.10
54	SEEDING (P)	0.7	ACRE	\$ 250.00	\$ 175.00	0.7	\$ 175.00
55	HYDRAULIC BONDED FIBER MATRIX	2450	POUND	\$ 1.45	\$ 3,552.50	2,135	\$ 3,095.75
56	SEED MIXTURE 25-131	154	POUND	\$ 4.00	\$ 616.00	158	\$ 632.00
58	6" SOLID LINE MULTI-COMPONENT	1480	LIN FT	\$ 0.71	\$ 1,050.80	1,494	\$ 1,060.74
60	4" DOUBLE SOLID LINE MULTI-COMPONENT	725	LIN FT	\$ 1.02	\$ 739.50	651	\$ 664.02
61	24" SOLID LINE MULTI-COMPONENT	40	LIN FT	\$ 12.00	\$ 480.00	38	\$ 456.00
62	PAVEMENT MESSAGE MULTI-COMPONENT	30	SQ FT	\$ 11.00	\$ 330.00	30	\$ 330.00

Total Bid Schedule 'C'

\$ 144,353.65

\$ 124,435.20

Bid Schedule 'A': Davenport Street; SAP 203-102-009

\$497,519.76

\$462,394.89

Bid Schedule 'B': 209th Avenue; SAP 203-121-001

\$195,212.36

\$145,312.11

Bid Schedule 'C': Local Funding

\$144,353.65

\$124,435.20

TOTAL

\$837,085.77

\$732,142.20

**CITY OF EAST BETHEL
EAST BETHEL, MINNESOTA**

RESOLUTION NO. 2024-69

**RESOLUTION RECOMMENDING APPROVAL OF THE GAMBLING PREMISES PERMIT
FOR ST. FRANCIS YOUTH HOCKEY ASSOCIATION
AT MC'S GARAGE - EAST BETHEL**

WHEREAS, St. Francis Youth Hockey Association has made application for a gambling premises permit for operations at MC's Garage - East Bethel at 21383 Ulysses Street NE, East Bethel, MN 55011; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA THAT: the City recommends the gambling premises permit application for St. Francis Youth Hockey Association at 21383 Ulysses Street NE, East Bethel, MN 55011 be approved.

Adopted this 14th day of October, 2024 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

Kevin Lewis, Mayor

ATTEST:

Matt Look, City Administrator

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



Date: October 14, 2024

Agenda Item Number: 7.0 A.1

Agenda Item: Conditional Use Permit – 23035 Ulysses St NE – North Country Concrete, Inc.

Background Information: On September 9, 2024 the city received an application from Karl Virkus, owner of North Country Concrete, Inc., for a Conditional Use Permit (CUP) for Exterior Storage on a vacant parcel, across Ulysses St NE to the west of the existing North Country Concrete, Inc. location.

The vacant parcel is over three (3) acres in size and is located at the Northwest corner of 230th Ln NE and Ulysses St NE, in a Light Industrial (I) Zoning District. It borders a 17.50-acre Single Family Residential (R1) parcel on the West lot line and three (3) Single Family Residential (R1) parcels of the Cooper Lake Estates subdivision to the North.

Virkus is proposing the exterior storage of equipment, trucks, and trailers for the associated business across the street at 23035 Ulysses St NE. He is proposing the construction of a six (6) foot privacy fence with an entrance gate onto Ulysses St NE and one the cul-de-sac onto 230th Ln NE, landscape boulevard areas with evergreen trees and bushes to matching the North Country Concrete, Inc. location. (Attachment 9)

Additionally, the proposal includes stripping and remove the topsoil and replace with crushed asphalt millings to provide a positive drainage to the roads for watershed, as well as installing drive over curb and concrete approach aprons at each gate location.

There is not a building included in the proposal however Virkus indicated he would be constructing a build on the parcel someday.

Section 48. – Light Industrial (I) District permits Exterior Storage as regulated under Section 24 as a Conditional Use. (Attachment 4)

Section 24. – Exterior Storage 4. – (I) District. Construction yards are exempt from exterior storage requirements as outlined in Section 24, 4-A, provided they are located in the rear yard behind the principal building and cannot exceed the square footage of the principal building and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area. (Attachment 5)

Under the current proposal, the Exterior Storage on a separate parcel, without a principal building, would not meet the conditions of city ordinance.

Section 22. Off Street Parking and Loading Requirements. (Attachment 6)

1. – Purpose. This section establishes off-street parking standards to allow for the orderly and adequate parking of vehicles on property, to alleviate and prevent congestion on public right-of-way, and to control the appearance and maintenance of parking areas and surfaces.

2. - Scope of regulations. -The regulations and requirements set forth in this chapter shall apply to all

off-street parking facilities in all of the zoning districts.

3. - General provisions. B. - Prohibited uses in required parking areas. Required off-street parking areas in the B-1, B-2, B-3, I, and MXU districts, shall not be used for open storage of goods, recreational vehicles and equipment, commercial vehicles and equipment, unlicensed/inoperable vehicles, or vehicles displayed for sale.

4. - Design, construction, and maintenance. A. - All parking facilities and streets are subject to the City of East Bethel engineering standards.

Section 48. – E. does however identify: Other similar uses to those permitted in this section as determined by the planning commission and approved by the city council. (Attachment 4)

Section 23. – Screening Regulations – B. Any business, industrial, non-residential uses, and residential dwellings other than detached single-family adjacent to any residential district shall provide screening along the boundary of residential property. (Attachment 7)

Section 35. – Grading, Filling, and Excavation 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. (Attachment 8).

Planning Commission: On September 24, 2024, the Planning Commission held a Public Hearing which there was a neighboring residential property owner present. Her questions were related to property surveying and how the runoff will be directed. After a review of the application material, hearing from the neighbor as well as the applicant, the Planning Commission by a 5-1 vote recommended approval of the CUPA with three added conditions.

Recommendation: City Council should review the request, consider the Planning Commission’s formal recommendation and either approval, approval with alternative conditions or a denial of the CUP for Exterior Storage on a vacant parcel, PID: 32-34-23-34-0013. Additionally, if approved a CUP Agreement must be fully executed by the owner prior to any site work, grading or construction.

Attachments:

1. Resolution 2024-66
2. Location Map
3. Aerial Map
4. Section 48. – LIGHT INDUSTRIAL (I) DISTRICT
5. Section 24. – EXTERIOR STORAGE
6. Section 22. – OFF STREET PARKING
7. Section 23. – SCREENING REGULATIONS
8. Section 35. – GRADING, FILLING, AND EXCAVATION
9. PHOTOGRAPHS

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

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

RESOLUTION NO. 2024-66

A RESOLUTION **APPROVING** A CONDITIONAL USE PERMIT TO ALLOW EXTERIOR STORAGE AT 23035 ULYSSES ST NE, EAST BETHEL, PIN 32-34-23-34-0013, LEGALLY DESCRIBED AS:

LOT 1 BLOCK 3 SHADE TREE COMMERCIAL PARK, SUBJ TO EASE OF REC

WHEREAS, the property owner requested approval of a conditional use permit for Exterior Storage; and

WHEREAS, the property is zoned LIGHT INDUSTRIAL (I) DISTRICT, in which Exterior Storage is permitted by Condition Use Permit (CUP); and

WHEREAS, other uses similar to those permitted in this section as determined by the city council is permitted by Condition Use Permit (CUP); and

WHEREAS, the City's Planning Commission conducted a public hearing on this matter on September 24, 2024; and

WHEREAS, as a result of the review, the Planning Commission recommends approval to City Council of the CUP to allow the exterior storage.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby agrees with the recommendation of the Planning Commission and approves the CUP to exterior storage, on the property legally described as 23035 Highway 65 NE, East Bethel, PIN 32-34-23-34-0013, with the following conditions:

1. Exterior Storage shall comply with the following conditions:
 - a. shall be screened from the right of way,
 - b. shall provide screening along the boundary of residential property,
 - c. not allowed within the required setbacks, public right-of-way, or easement,
 - d. screening shall consist of a compact evergreen or deciduous hedge and overstory and understory trees of sufficient width and density, or an earth berm of sufficient height to provide effective screening throughout the year,
 - e. shall contain a fence, which shall be located entirely on the non-residential lot.
 - f. shall not result in water runoff causing flooding, erosion, or increased runoff on adjacent property in accordance with city's stormwater management ordinance.
 - g. No excavating, grading, filling, or any other change in the earth's topography shall be permitted without the proper permit issued by the city, including the approved plans and all terms and conditions of the permit.

- h. driveways/ aprons shall be 20 feet in width,
- i. public parking is not permitted,
- j. storage is limited to vehicles and materials related to the business.

Adopted this 14th day of October, 2024 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL:

ATTEST:

Kevin Lewis, Mayor

Matt Look, City Administrator

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

RESOLUTION NO. 2024-66

A RESOLUTION **DENYING** A CONDITIONAL USE PERMIT TO ALLOW EXTERIOR STORAGE AT 23035 ULYSSES ST NE, EAST BETHEL, PIN 32-34-23-34-0013, LEGALLY DESCRIBED AS:

LOT 1 BLOCK 3 SHADE TREE COMMERCIAL PARK, SUBJ TO EASE OF REC

WHEREAS, the property owner requested approval of a conditional use permit for Exterior Storage; and

WHEREAS, the property is zoned LIGHT INDUSTRIAL (I) DISTRICT, in which Exterior Storage is permitted by Condition Use Permit (CUP); and

WHEREAS, the owner intends on extending the exterior storage from a property across Ulysses St NE to this vacant parcel; and

WHEREAS, the owner is not placing a building on the property as part of this proposal; and

WHEREAS, East Bethel City Code Sec. 24 - 4 permits exterior storage for Construction yards provided it is located in a rear yard, behind a principal building and cannot exceed the square footage of the principal building and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area; and

WHEREAS, East Bethel City Code Sec. 22 – 3 prohibits open storage of goods, recreational vehicles and equipment, commercial vehicles and equipment, unlicensed/inoperable vehicles, or vehicles displayed for sale in required parking areas; and

WHEREAS, the City's Planning Commission conducted a public hearing on this matter on September 24, 2024; and

WHEREAS, as a result of the review, the Planning Commission recommends denial to City Council of the CUP to allow the exterior storage.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby disagrees with the recommendation of the Planning Commission and denies the CUP to exterior storage, on the property legally described as 23035 Highway 65 NE, East Bethel, PIN: 32-34-23-34-0013.

Adopted this 14th day of October, 2024 by the City Council of the City of East Bethel.

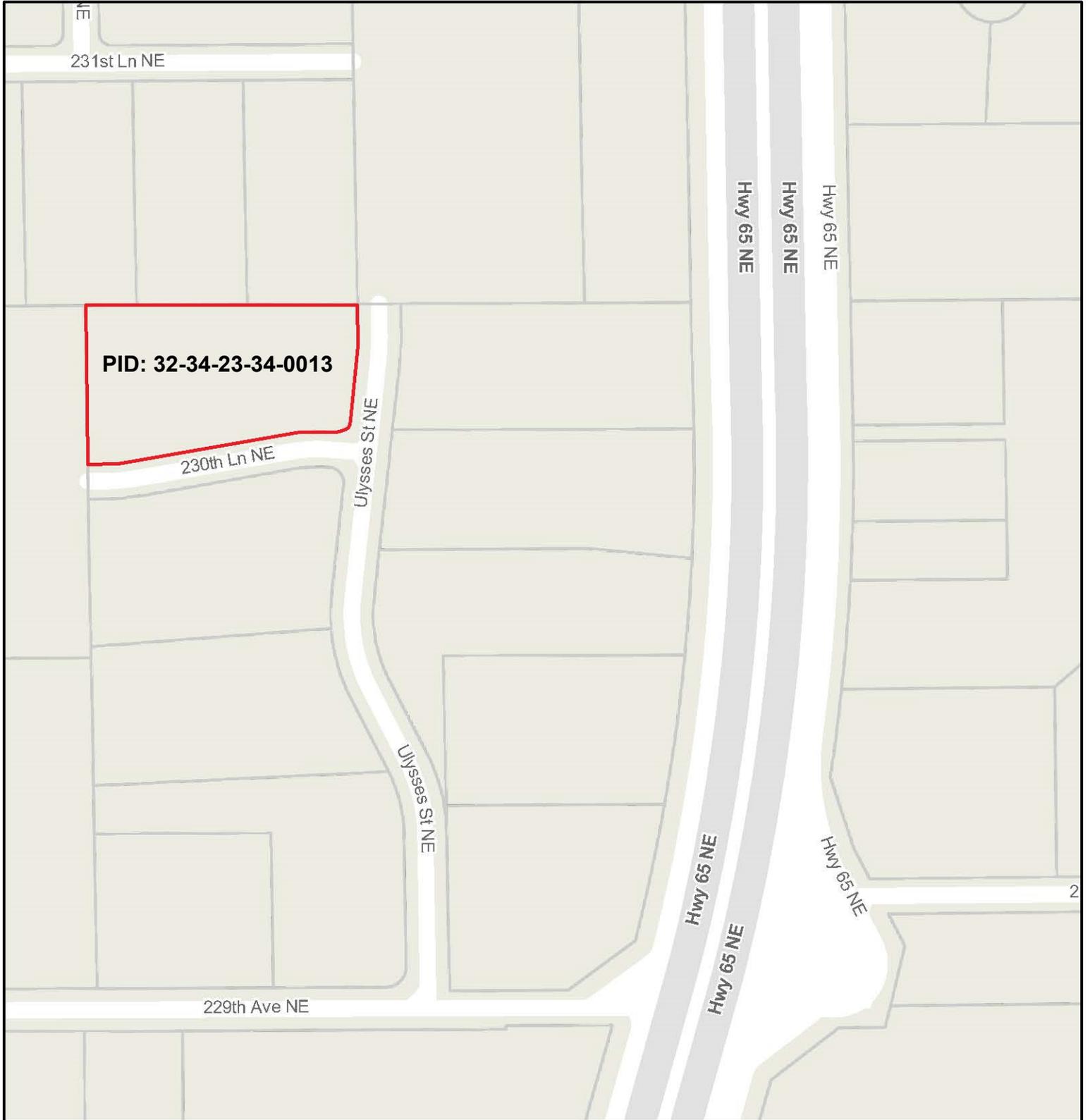
CITY OF EAST BETHEL:

ATTEST:

Kevin Lewis, Mayor

Matt Look, City Administrator

PID: 323423340013 - Location Map



-  Parcels
-  City Mask

1 inch equals 359 feet



PID: 323423340013 - Aerial Map



-  Parcels
-  City Mask

1 inch equals 272 feet



SECTION 48. LIGHT INDUSTRIAL (I) DISTRICT

1. Purpose.

The light industrial (I) district is intended and designed to provide areas of the city suitable for activities and uses that are commercial and general services related and/or of a light industrial nature. These are areas that have the prerequisites for industrial development, but because of proximity to residential areas or the need to protect certain areas or uses from adverse influences, high development standards will be necessary. The light industrial district is intended and designed to provide areas of the city suitable for activities and uses that are industrial in nature. Industrial uses within this district are limited to those that do not generate noise, odor, vibration, or other discharge discernable from areas outside the parcel on which the use is located. This category is aimed towards industrial uses that are lower in intensity of activity such as offices, warehousing, research laboratories, and light manufacturing.

2. Permitted uses.

- A. Uses allowed in the B-2 and B-3 districts as determined by the planning commission and approved by the city council.
- B. Tavern, bar, brewery and taproom.
- C. Industrial condominium/multi-tenant structure.
- D. Manufacturing, light—excluding those uses that generate any discernable discharge that cannot be maintained on the site and any use that requires any outside manufacturing activities.
- E. Municipal facilities.
- F. Research facilities.
 - G. Research facility.
 - H. Retail sales, incidental to manufacturing, of products manufactured, assembled, or warehoused on the premises, provided no more than 25 percent of the building is used for retail space.
 - I. Warehousing and distribution.
 - J. Other similar uses to those permitted in this section as determined by the planning commission and approved by the city council.
 - K. Brew pub.
 - L. Craft brewery.
 - M. Micro distillery.
 - N. Food truck.

(Ord. No. 28, Third Series, 6-17-2015; Ord. No. 2021-06, 10-11-2021)

3. Accessory uses.

- A. Fuel tanks as regulated by the uniform fire code
- B. Trash enclosure service structure.

- C. Other uses customarily associated with a permitted use as determined by the planning commission and approved by the city council.

4. Conditional uses.

- A. Uses allowed in the B-2 and B-3 Districts as determined by the planning commission and approved by the city council.
- B. Adult uses—as regulated under Appendix A, Zoning, Section 10-5.
- C. Commercial and public radio and television transmission and public utility microwave antenna.
- D. Construction sales and services
- E. Exterior storage as regulated under Appendix A, Zoning, Section 24
- F. Kennel, commercial as regulated under East Bethel Code of Ordinances, Chapter 10
- G. Maintenance and repair facilities directly associated with the primary business and contained inside the principal structure or other buildings on the site.
- G. Telecommunication facilities as regulated under Appendix A, Zoning, Section 16.
- H. Two or more buildings on same lot provided such buildings relate to the permitted use and meeting the requirements of the Minnesota State Building Code.
- I. Other similar uses to those permitted in this section as determined by the planning commission and approved by the city council.

5. Interim uses.

- A. Temporary/seasonal sales as permitted in Section 10. General Development Regulations.
- B. Other uses similar to those permitted in this section as determined by the planning commission and approved by the city council.

6. Prohibited uses.

- A. Trucking and motor freight terminals.
- B. Slaughterhouses.
- C. Recycling centers and drop off facilities.
- D. Auto reduction yards.
- E. Impound lots.
- F. Motor vehicle sales.

7. Development regulations.

- A. *Minimum lot requirements:*

1)	Lot area:		
	a)	Without sewer and water	10 acres
	b)	With sewer and water	1 acre
2)	Lot width		150 feet
3)	Minimum buildable area		23,000 square feet

B. *Setbacks:*

1)	Front yard:		
	a)	Local/collector street	40 feet
	b)	Arterial street	50 feet
	c)	State/county street	100 feet
2)	Side yard		10 feet, except 60 feet if abutting a residential district
3)	Rear yard		25 feet, except 60 feet if abutting a residential district

C. *Building:*

1)	Maximum building height	50 feet from ground level
2)	Minimum building size	5,000 square feet
3)	Maximum lot coverage	80 percent

D. All uses shall comply with all other sections of the East Bethel City Code and be consistent with the city comprehensive plan.

(Ord. No. 19, Second Series, 5-5-2010; Ord. No. 28, Second Series, 12-1-2010; Ord. No. 48, Fourth Series, 9-21-2016)

SECTION 24. EXTERIOR STORAGE

1. Exemptions.

All products, materials, and equipment, except as specifically described in this ordinance, shall be stored within permitted structures or completely screened from view of adjoining properties and the public right-of-way except for the following:

- A. Off-street parking of licensed passenger automobiles and personal or commercial vehicles of less than 12,000 pounds gross vehicle weight rating (GVWR) in designated driveway or parking area.
- B. Off-street parking of vehicles and recreational vehicles that are permitted according to the provisions of this ordinance and any other city ordinance.
- C. Clothes lines, antennae, air conditioners in working condition, outdoor grills, play equipment, ornaments and monuments.
- D. Landscaping materials and equipment may be stored on a lot if these are used on the lot within a period of three months.

2. Inoperable vehicles and refuse materials.

- A. Passenger automobiles and trucks not currently licensed by the state, or which are incapable of movement under their own power due to mechanical deficiency, which are parked or stored outside for a period in excess of 96 hours, and all materials stored outside in violation of the city ordinances, are considered refuse or junk and shall be disposed of according to city regulations.
- B. Any accumulation of refuse not stored in containers that comply with city ordinances, or any accumulation of refuse including car parts which has remained on a property for more than one week, is hereby declared to be a nuisance and may be abated by order of the zoning administrator or building official. The cost of removal shall be recovered in accordance with the city ordinances and state law.
- C. Repairable vehicles shall be stored in a designated storage area and not be visible from the public right-of-way or adjacent properties.

3. Residential districts.

- A. All personal property shall be stored within a building or be fully screened so as not to be visible from adjoining properties and public streets, except for the following:
 1. Play and recreational equipment.
 2. Stacked firewood for the burning supply of the property resident shall be stored in the side yard or the rear yard at a minimum of five feet from the property line.
 3. Agricultural equipment and materials, if these are used or intended for use on the premises within a period of 12 months.
- B. Agriculture (A), Rural Residential (RR), Single Family Residential (R-1), Single Family and Townhome Residential (R-2) districts, and Coon Lake Residential (CL) districts.
 1. Motor vehicles stored outside must be parked on a designated driveway.

-
2. A maximum of five of the following vehicles must be parked on a designated driveway, or outdoor storage area located in a side or rear yard:
 - a. Recreational vehicles,
 - b. Boat/trailer combinations,
 - c. Snowmobile/trailer combinations,
 - d. Items of lawn equipment,
 - e. Items of construction equipment with a weight limit of 20,000 GVWR, or
 - f. Other equipment or trailers, or any combination thereof.
 3. The outdoor storage area must be completely screened from the public right-of-way and adjacent properties.
- C. Up to two automobiles or other motor vehicles or two snowmobiles or all-terrain vehicles may be located or displayed on any property for the purpose of sale, but such a vehicle, snowmobile, or all-terrain vehicle may not be so located or displayed more than on three separate occasions during any calendar year. The location or display to public view of an automobile or other motor vehicle or snowmobile or an all-terrain vehicle with a telephone number, an address, or the words "For Sale" affixed on the vehicle shall be evidence that the motor vehicle is located or displayed for the purpose of sale.

(Ord. No. 2021-06, 10-11-2021)

4. I district and B-3.

A. Exterior storage is permitted in I-1 and B-3 districts as a conditional use permit and subject to the following conditions:

1. Exterior storage shall be limited to the rear yard and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.
2. Maximum amount of exterior storage cannot exceed two times the square footage of the principal building.
- 3.. Exterior storage cannot exceed the maximum allowable height of the principal building.

Construction yards are exempt from exterior storage requirements as outlined in Section 24, 4-A, provided they are located in the rear yard behind the principal building and cannot exceed the square footage of the Principal building and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.

- B. Screening of the exterior storage shall be installed and maintained along all property lines. The screening shall not be less than six feet in height and shall preclude vision through the barrier.
 1. Screening to be achieved through a combination of masonry walls, fencing, berming, and landscaping.
 2. All screening shall meet the regulations in section 23. Screening Requirements [Regulations].
 3. All equipment and materials within the storage area shall be arranged in a neat and orderly manner.
- C. Exterior display in I-1 and B-3 districts.
 1. The area occupied by exterior display shall not exceed 30 percent of the gross floor area of the principal building on the property.
 2. Exterior display and sale of merchandise shall not occur within 50 percent of the setback nearest a street.
 3. Additional parking spaces shall be provided based upon the exterior display and sale area.

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D. Prohibited storage

1. Accessory storage containers, as defined in section 01. General provisions of administration, shall not be permitted.
2. E. Parking up to three commercial vehicles, such as delivery and service trucks up to 20,000 GVWR, may be parked without screening if the vehicles relate to the principal use. Vehicles over 20,000 GVWR, construction equipment, and trailers shall require screening.
3. Semi-trucks and trailers shall not be considered part of outside storage if they are used in the normal business commerce and do not exceed the number of docks and or bay doors.

5. B-2 district.

A. Exterior storage is permitted with a CUP.

1. Exterior storage shall be limited to the rear yard, shall not exceed the square footage of the principal building and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.
2. Screening of the exterior storage shall be installed and maintained along all property lines. The screening shall not be less than six feet in height and shall preclude vision through the barrier. All screening shall meet the regulations in section 23. Screening requirements [Regulations].
3. All equipment and materials within the storage area shall be arranged in a neat and orderly manner.

B. Exterior display in B-2 districts

1. The area occupied by exterior display shall not exceed ten percent of the gross floor area of the principal building on the property.
2. Exterior display and sale of merchandise shall not occur within 50 percent of the setback nearest a street.
3. Additional parking spaces shall be provided based upon the exterior display and sale area.

C. Prohibited storage

1. Accessory storage containers, as defined in section 01. General provisions of administration, shall not be permitted.

6. Reserved.

7. B-1 district.

- A. Exterior storage and exterior displays are not permitted.
- B. Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.

8. Mixed use districts.

- A. Exterior storage is allowed with a conditional use permit.
- B. Except for temporary construction trailers and mobile services operated by public service agencies (i.e., bookmobile, bloodmobiles, etc.) as allowed by the city, and trailers parked in a designated and improved loading area, no vehicle may be used for office, business, manufacturing, testing, or storage of items used with or in a business or commercial enterprise unless an interim use permit has been obtained from the city.

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- C. The city council may order the owner of any property to cease or modify open storage uses, including existing uses, provided it is found that such use constitutes a threat to the public health, safety, convenience, or general welfare.

(Ord. No. 19, Second Series, 5-5-2010; Ord. No. 48, Fourth Series, 9-21-2016; Ord. No. 2021-06, 10-11-2021; Ord. No. 2023-12, 6-26-2023)

SECTION 22. OFF-STREET PARKING AND LOADING REQUIREMENTS

1. Purpose.

This section establishes off-street parking standards to allow for the orderly and adequate parking of vehicles on property, to alleviate and prevent congestion on public right-of-way, and to control the appearance and maintenance of parking areas and surfaces.

2. Scope of regulations.

The regulations and requirements set forth in this chapter shall apply to all off-street parking facilities in all of the zoning districts.

3. General provisions.

- A. *Change of use or occupancy of land.* No change of use or occupancy of land already dedicated to a parking area, parking spaces, or loading spaces shall be made, nor shall any sale of land or division or subdivision of land be made which reduces area necessary for parking, parking stalls, or parking requirements below the minimum prescribed by this chapter. Any change of use or occupancy of any building (including additions thereto) requiring more parking area, shall not be permitted until additional parking spaces as required by this chapter are furnished.
- B. *Prohibited uses in required parking areas.* Required off-street parking areas in the B-1, B-2, B-3, I, and MXU districts, shall not be used for open storage of goods, recreational vehicles and equipment, commercial vehicles and equipment, unlicensed/inoperable vehicles, or vehicles displayed for sale.
- C. *Prohibited parking.*
 - 1) Single-family residential (R-1), single-family and townhome (R-2) zoning, and Coon Lake residential (CL) districts:
 - a) Parking of buses, motor trucks, semi-tractors and/or semi-trailers on city streets and on individual lots is prohibited.
 - b) Parking of vehicles on lots created after the adoption of [this] Ordinance [No.] 203 is prohibited in any portion of the front, side, or rear yard except on bituminous or concrete driveways or on one open, bituminous, or concrete space located on the side of the driveway.
 - c) Parking of vehicles on existing R-1, R-2, and CL parcels is prohibited in any portion of the front, side, or rear yard except on a designated driveway or on one open space located on the side of the driveway.
 - 2) Rural residential (RR) zoning district:
 - a) Parking of buses, motor trucks, semi-tractors and/or semi-trailers on individual properties longer than 24 hours continuously is prohibited. Parking on city streets is prohibited.
 - b) Parking of vehicles is prohibited in any front, side, or rear yards except on designated driveways.
 - 3) Business and light industrial districts. Parking of truck-tractors, semi-trailers, and/or equipment incidental to the principal use is prohibited on city streets.

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- D. *Re-establishment of nonconforming structures.* Should a nonconforming structure or use be damaged or destroyed by fire, it may be re-established in compliance with Section 05. Nonconformities; except in doing so, any off-street parking or loading area which existed shall be retained.
 - E. *Accessible parking.* All parking shall comply with the Building Code Accessibility Requirements or Americans with Disabilities Act (ADA), as deemed necessary.

(Ord. No. 2020-03, 3-9-2020; Ord. No. 2021-06, 10-11-2021)

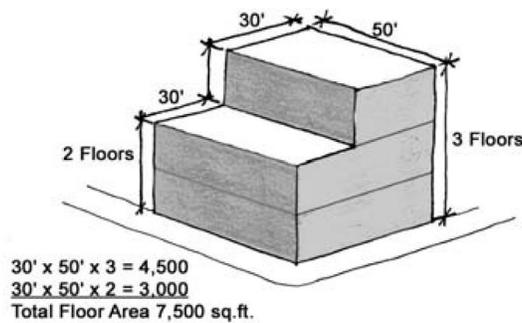
4. Design, construction, and maintenance.

- A. *Approval of parking plans.* Except for single-family dwellings, before any construction occurs on any new, enlarged, reduced, reconfigured or altered parking lot, plans for such parking lots shall require review and approval by the city. When the parking lot is in conjunction with an application for a new structure, expansion of an existing structure, or expansion of a use of land, parking plans shall be part of the site plan review process. All parking lot plans shall be shown on a site plan drawn to scale and shall include: a layout of spaces, accessible spaces, drive aisles, and access drives with dimensions, construction materials, grading and drainage plans, screening, landscaping, signage, lighting, and a tabulation of the number of spaces required relative to square footages of specific uses on site and the number of spaces to be provided. All parking facilities and streets are subject to the City of East Bethel engineering standards.
- B. *Location of parking spaces.* All required off-street spaces in all districts shall be on the same lot as the principal building.
- C. *Circulation design.* Parking areas shall be so designed that circulation between parking bays or aisles occurs within the designated parking lot. Parking areas that require backing into the public street are prohibited.
- D. *Fire access lanes.* Fire access lanes shall be provided as required by building and fire code regulations.
- E. *Curbing.* Except for single-family dwellings, all driveways, loading areas, and parking areas shall be bounded by curb and gutter.
 - A. [1]] The city may exempt curbing where the city has approved future expansion of a parking lot.
 - B. [2]] Traffic safety islands shall be installed at the ends of each parking tier. Additional traffic safety islands may be required to maintain a safe and orderly flow of traffic within the parking lot.
 - C. [3]] All required curbing and safety islands shall be poured-in-place concrete.
- [F. Reserved.]
- G. *Signs.* No signs shall be located in a parking area except as necessary for the orderly operation of traffic movement. No sign shall be located so as to restrict the sight lines and orderly operation and traffic movement within the parking lot.
- H. *Lighting.* Any lighting used to illuminate an off-street parking area shall meet the requirements of Section 26. Lighting Regulations.
- I. *Landscaping.* Landscaping and maintenance shall meet the requirements of Section 27. Landscaping Regulations.
- J. *Marking of spaces.* Parking stalls shall be marked with painted lines four inches wide in accordance with the approved site plan.
- K. *[Size.]* Each parking space shall be a minimum of nine feet wide by 20 feet long.
- L. *Maintenance of off-street parking spaces.* It shall be the responsibility of the operator and owner of the principal use, uses, and/or building to maintain, in a neat and adequate manner, parking spaces, drive aisles, landscaping, screening, and fencing.

M. *[Pedestrian walkways.]* Pedestrian walkways are required in lots with a minimum of 100 spaces.

5. Calculation of parking requirements.

- A. *Floor area.* For the purpose of determining off-street parking requirements, the term "floor area" shall mean the sum of the gross horizontal areas of the several floors of a building including interior balconies, mezzanines, basements, and attached accessory buildings, but exempting that area primarily devoted to window display, storage, fitting rooms, stairs, escalators, unenclosed porches, detached accessory buildings utilized for dead storage, heating and utility rooms, inside off-street parking, or loading space. Measurements shall be made from the inside of exterior walls.



- B. *Multiple types of use in a single building, or in a complex of several buildings on a single site.* In instances where more than one type of use occupies the same building or parcel, the total number of required spaces shall be based upon the parking requirements for each use. Parking needs will be based on existing and potential uses of the building. In cases where potential future uses will generate additional parking demand, the city may require a proof of parking plan for the difference between the immediate and potential parking needs.
- C. *Bench seating.* In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 18 inches of such seating facilities shall constitute one seat for the purpose of calculating required parking.
- D. *Reduced parking requirement.* Parking space for uses outlined in this chapter may be reduced if a detailed parking analysis is provided by the applicant and approved as a conditional use permit (CUP).

6. Joint parking facilities.

- A. The city council may, after receiving a report and recommendation from the planning commission, approve a CUP for one or more businesses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided is less than the sum of the total required for each business should they provide them separately. When considering a request for such a permit, the planning commission shall not recommend that such permit be granted nor shall the city council approve such a permit except when the following conditions are found to exist:
- 1) Up to 50 percent of the parking facilities required for a theater, bowling alley, dance hall, bar, or restaurant may be supplied by the off-street parking facilities provided by types of uses specified as primarily daytime uses in subsection (4) of this section.
 - 2) Up to 50 percent of the off-street parking facilities required under subsection (4) of this section as primarily daytime uses may be supplied by the parking facilities provided by the following nighttime or

Sunday uses: auditoriums incidental to a public or parochial school, places of worship, bowling alleys, dance halls, theaters, bars, apartments, or restaurants.

- 3) Up to 80 percent of the parking facilities required by this article for a place of worship or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses specified under subsection (4) of this section as primarily daytime uses.
- 4) For the purpose of this section, the following uses are considered as primarily daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale uses, and similar uses.

B. Conditions required for joint use are as follows:

- 1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within 300 feet of such parking facilities.
- 2) The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
- 3) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the city attorney, shall be filed with the city clerk-treasurer and recorded with the county recorder within 60 days after the approval of the joint parking use by the city.

7. Required off-street parking spaces and garages.

- A. The number of required parking spaces has been established for specific uses in the city. The zoning administrator shall determine the required number of parking spaces for uses not specifically listed in this section based upon the characteristics of the use.
- B. Garage size. The minimum garage size for single and townhome dwellings, attached or detached, shall be, at a minimum, 24 feet by 24 feet for each dwelling unit.
- C. The minimum number of parking spaces for uses shall be as follows:

Use	Required Spaces
1) Residential, detached single-family dwelling	A minimum of two spaces per dwelling unit.
2) Attached townhome	A minimum of two spaces per dwelling unit; one space shall be completely enclosed plus one space per dwelling unit for visitor parking.
3) Housing and health care facilities for elderly persons	One space for each dwelling unit. At least 50 percent of the required parking shall be enclosed.
4) Manufactured home	Two for each manufactured home, as required by City of East Bethel Ordinance No. 142.
5) Boarding house	One for each dwelling room.
6) Places of worship, theatres, and auditoriums	One parking space for each three seats based on the design capacity of the main assembly hall. Facilities as may be provided in conjunction with such buildings or uses shall be subject to additional requirements which are imposed by this section.
7) Senior high school	One space for each seven students based on the design capacity plus one for each classroom.
8) Elementary school, junior high school, or similar school	One for each classroom plus one additional space for each ten students capacity.

9)	Community centers, libraries, art galleries, museums, private clubs, and lodge halls	Ten spaces plus one for each 150 square feet in excess of 2,000 square feet of floor area in the principal structure.
10)	Golf courses	Six spaces for each golf hole plus one space for each employee per largest shift.
11)	Miniature golf, golf driving ranges, and archery ranges	Ten spaces plus one per 100 square feet of floor area.
12)	Institutional group homes	One for each four group home resident.
13)	Chemical dependency facilities and similar group homes	One for each three residents plus one for space for each employee per largest shift.
14)	Beauty salon day spa or barber shop	Three spaces for the first two work stations, and 1½ for each additional work station.
15)	Bowling alleys	Five for each bowling lane plus additional spaces as may be required for related uses contained within the principal structure.
16)	Restaurants, cafes, private clubs serving food and/or drinks, bars, and on-sale nightclubs	One space for each 40 square feet of gross floor area of dining and bar area plus one space for each 80 square feet of kitchen area
17)	Retail sales and service businesses with 50 percent or more of gross floor area devoted to storage, warehouses, and/or industry	A minimum of eight spaces or one space per 200 square feet devoted to public sales or service, whichever is greater, plus one space per 500 square feet of storage area or a minimum of eight spaces, whichever is greater.
18)	Motor vehicle service station	Two for each service stall plus one for each gasoline pump.
19)	Laundromats and coin operated cleaners	One for each two machines.
20)	Mortuary establishment	One for each 100 square feet of assembly room usable floor area plus one space for each funeral vehicle maintained on premise.
21)	Motel, hotel, or other commercial lodging establishments	One for each occupancy unit plus one for each employee.
22)	Motor vehicle sales and service establishments	Three spaces per 1,000 square feet of building floor area plus two spaces per 5,000 square feet of lot area, but not less than three spaces.
23)	Retail stores and service establishments	One for each 150 square feet of usable floor area.
24)	Banks	One for each 100 square feet of usable floor area.
25)	Office buildings and professional offices	One for each 200 square feet of usable floor area (minimum of three spaces per lot design).
26)	Clinics (including, but not limited to, dental or medical offices, veterinary clinics, and animal hospitals)	One for each 100 square feet of usable floor area (minimum of three spaces per lot design).
27)	Industrial or research establishments	Five spaces, plus one for every 1½ employees in the largest working shift, or one for every 350 square feet of usable floor area, or whichever is determined to be the greater.
28)	Warehousing, storage, or handling of bulk goods	That space which is solely used for office shall comply with the office use requirements. One space for each employee on the largest working shift, or one for every 1,700 square feet of usable floor area, whichever

		is greater, plus one space for each company-owned vehicle (if not stored inside the principal structure).
29)	Drive-in establishment and convenience food	One space per 150 square feet of floor area, but not less than 15 spaces.
30)	Car washes (in addition to required stacking space):	
	a. Automatic drive-thru, serviced	A minimum of ten spaces, or one space for each employee on the maximum shift, whichever is greater
	b. Self-service	A minimum of two spaces
	c. Motor fuel station car wash	Zero in addition to that required for the station
31)	Shopping centers Basic requirements:	
	a. Small centers (400,000 sq. ft. or less of Gross Leasable Floor Area (GLA))	Four spaces per 1,000 square feet of gross leasable floor area (GLA) or portion thereof
	b. Medium centers (greater than 400,000 sq. ft. of GLA)	4½ spaces per 1,000 square feet of GLA or portion thereof
	c. Large centers (greater than 600,000 sq. ft. of GLA)	Five spaces per 1,000 square feet of GLA or portion thereof
32)	Other uses	Requirements for other uses not specifically mentioned in this section shall be determined on an individual basis by the zoning administrator. Factors to be considered in such determination shall include, without limitation, size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles.
33)	Business establishments containing drive-up facilities, including restaurants and financial institutions, shall provide a stacking lane for vehicles on the site.	A minimum of six vehicle spaces per lane shall be provided.

8. Reduced parking facilities.

When demonstrated to the satisfaction of the city council that up to ten percent of the number of parking spaces required by this section would not be needed for the particular use in question, a reduced number of parking spaces may be approved subject to the following:

- A. The application for reduction shall be accompanied by supporting data specifically applying to the particular use in question or showing a lesser national standard.
- B. The applicant must also provide each of the following:
 - 1) A detailed parking plan demonstrating that the parking otherwise required by this section can be provided on the site within ordinance design standards; and
 - 2) A covenant in recordable form, approved as to form and content by the city attorney, executed by the property owner, which covenant provides that the owner, on behalf of him/herself and

his/her heirs, successors and assigns, will not use the area identified for expansion parking for any use except landscaping or to cause compliance with the off-street parking requirements of this Code.

- C. The city may order installation of previously excepted parking spaces at any time when, in the city's judgment, conditions indicate the need for such parking, and the property owner shall comply with such order.

9. [Parking stall and aisle dimensions].

Parking stall and aisle dimensions for parking lots shall be constructed as follows:

Parking Angle	Curb Length	Stall Length	Aisle Width
45 degrees	12.5 ft.	20 ft.	13.5 ft.*
60 degrees	10.5 ft.	20 ft.	18.5 ft.*
75 degrees	9.5 ft.	20 ft.	23 ft.*
90 degrees	9 ft.	20 ft.	26 ft.**

*One-way aisles only.

**Aisles that serve one row of parking stalls may be 22 feet wide.

10. Loading facilities.

The regulation of loading spaces is designed to alleviate or prevent congestion of public rights-of-way and so to promote the safety and general welfare of the public by establishing minimum requirements for off-street loading and unloading from motor vehicles in accordance with the utilization of various parcels of land or structures.

A. Location.

- 1) All loading berths shall be off-street and located on the same lot as the building or use to be served.
- 2) All loading berth curb cuts shall be located a minimum of 50 feet from the intersection of two or more street rights-of-way. This distance shall be measured from the property line.
- 3) Except for loading berths for condominiums, no loading berth shall be located closer than 50 feet to a residential district unless within a structure.
- 4) Loading berths shall not be located within the front yard.
- 5) Loading berths located at the side of buildings on a corner lot shall:
 - a) Not conflict with pedestrian movement.
 - b) Not obstruct the view of public rights-of-way from off-street parking access.
 - c) Comply will all other requirements of this section.
- 6) Each loading berth shall be located with appropriate means of vehicular access to a street or public alley in a manner which will cause the least interference with traffic.

- B. *Surfacing.* All loading berths and access ways shall be constructed with bituminous or concrete surface and curbed.

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- C. *Use of loading berths and access drives.* Any space allocated as a required loading berth or access drive shall not be used for the storage of goods, inoperable vehicles, or snow, and shall not be included as part of the space required for off-street parking.
 - D. *Screening.* Except in the case of multiple dwellings, all loading areas shall be screened and landscaped from abutting and surrounding residential uses in compliance with this ordinance.
 - E. *Size of loading berths.* Unless otherwise specified in this chapter, the first loading berth shall be not less than 70 feet in length, and additional berths required shall be not less than 30 feet in length, and all loading berths shall be not less than ten feet in width and 14 feet in height, exclusive of aisle and maneuvering space.

11. Parking provisions in residential districts.

- A. *Location of parking spaces.*
 - 1) Side and rear yard: Off-street parking areas shall not be located within five feet of the side or rear lot lines.
 - 2) Front yard: Off-street parking areas shall not be located within ten feet of the front lot line.
- B. *Screening.*
 - 1) Parking areas for residential dwellings other than detached single-family shall be screened from adjacent properties in accordance to [with] Section 23. Screening Regulations.
 - 2) Parking areas for non-residential uses in residential districts shall be screened from adjacent properties.

12. Parking provisions in business districts.

- A. *Location of parking spaces.*
 - 1) Front yard: Ten feet from the right-of-way.
 - 2) Side yard: Five feet from the right-of-way.
 - 3) Rear yard: Five feet from the right-of-way.
- B. *Screening.* Parking areas shall be landscaped in accordance to [with] Section 27. Landscape [Landscaping] Regulations.
 - 1) Parking areas abutting a residential district shall be screened from adjacent properties. Types of screening materials shall consist of berms, fences, walls, or landscaping. Plans for screening shall be submitted and approved in the site plan review process.
 - 2) Screening shall be a minimum of six feet in height.

13. Parking provisions in the light industrial district.

- A. *Location of parking spaces.*
 - 1) Front yard: Ten feet from the right-of-way.
 - 2) Side yard: Five feet from the right-of-way.
 - 3) Rear yard: Five feet from the right-of-way.
- B. *Screening.*

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- 1) Parking areas shall be screened in accordance to [with] Section 23. Screening Regulations.
 - 2) Parking areas abutting a residential district shall be screened from adjacent properties. Types of screening materials shall consist of berms, fences, walls, or landscaping. Plans for screening shall be submitted and approved in the site plan review process.

(Ord. No. 19, Second Series, 5-5-2010)

SECTION 23. SCREENING REGULATIONS

1. General standards.

- A. Screening shall be installed so as to provide a visual barrier. Any such barrier shall reduce visibility in a manner that restricts vision of the object being screened.
- B. Any business, industrial, non-residential uses, and residential dwellings other than detached single-family adjacent to any residential district shall provide screening along the boundary of residential property.
- C. Screening shall consist of a compact evergreen or deciduous hedge and overstory and understory trees of sufficient width and density, or an earth berm of sufficient height to provide effective screening throughout the year. Overstory and understory trees are defined in Section 27. Landscaping Regulations.
- D. A required screening fence shall be constructed of masonry, brick, or wood. Such fence shall provide a solid screening effect and not exceed eight feet in height or be less than six feet in height.
- E. Earth berms shall not have a slope of more than four feet horizontal to one foot vertical or be located within any street right-of-way or within eight feet of the traveled portion of any street or highway.
- F. No screening or buffering shall be located on any public rights-of-way or within eight feet of the traveled portion of any street or highway.
- G. Loading docks shall be screened from all lot lines and public roads.
- H. Except as provided under Appendix A, Section 24, all storage of material and equipment related to, located on, and used by any business, light industrial, or other non-residential use shall be stored inside a building. Exterior storage in business districts that is allowed by other provisions of this ordinance shall be screened from public rights-of-way and adjacent properties.

2. Screening of mechanical equipment.

- A. All mechanical equipment, such as air conditioning units, erected on the roof of any structure or on the ground, shall be screened so as not to be visible from public rights-of-way and adjacent properties.
- B. The screening shall be constructed with materials that are architecturally compatible with the building.

3. Screening of trash containers.

- A. Trash and recycling storage facilities which would be visible from public rights-of-way or adjoining property, except those located in parks, shall be screened by an enclosure of masonry or brick construction. Screening gates shall be of solid material such as wood; chain link fencing is not acceptable.
- B. Screening enclosure gates may not be required if the resulting open side of the enclosure does not face an existing or future right-of-way.

4. [Buffer yards.]

Buffer yards for business, light industrial, and non-residential uses in residential districts, and residential dwellings other than detached single-family shall meet the following requirements:

- A. Where a buffer yard is required for property which abuts residentially zoned property, there shall be within the required setback a landscaped area at least 20 feet in width which shall extend along and be adjacent to the entire length of all common property lines shared with residentially zoned property.
- B. The landscaped area shall contain a double row of evergreen shrubs which, when planted, shall be a minimum of four feet in height with the capability to grow to a minimum height of six feet.
- C. The rows of such shrubs shall be planted in such a manner that a distance of five feet exists between the centerline of each row and that, when viewed perpendicular to the rows, one would observe a shrub planted every 2½ feet on center.
- D. This buffer area shall contain a fence, which fence shall be located entirely on the non-residential lot.
- E. Berms may be constructed the entire length of the buffer yard and shall be continuous or provide the illusion of continuity when viewed from the side and perpendicular to the berm. Earth berms shall not exceed a slope of 4:1.
- F. Some uses may not be required to provide A—E above at the discretion of city council.

(Ord. No. 48, Fourth Series, 9-21-2016)

SECTION 35. GRADING, FILLING, AND EXCAVATION

1. Purpose.

This section has been established to govern grading, filling, and excavation activities in the city to ensure the protection of public property, minimize impacts on adjacent property, and protect natural resources.

2. Permit.

No person shall undertake, authorize, or permit any of the following actions without first having obtained the proper permit from the city:

- A. Any excavating, grading, filling, or other change more than ten cubic yards in the earth's topography in any designated wetlands, floodplain, or shoreland district;
- B. Any excavating, grading, filling, or other change in the earth's topography resulting in the movement of more than 500 cubic yards of material;
- C. Any excavation of materials in the amount of 1,000 cubic yards or more shall comply with the requirements of City of East Bethel Ordinance No. 166 Excavation and Mining, and shall be reviewed as an interim use permit under the standards outlined in Section 04. Applications and Procedures.

(Ord. No. 226, 11-25-2019)

3. Permit not required.

Notwithstanding the above, a separate grading permit shall not be required for the following activities:

- A. Earthwork undertaken in accordance with grading plans approved in conjunction with a building permit, or at plat approval that is in conformance with this section; or
- B. Agricultural activities.

(Ord. No. 226, 11-25-2019)

4. Restrictions.

No person shall undertake, authorize, or permit any excavating, grading, filling, or any other change in the earth's topography which violates or is not compliant with the proper permit issued by the city, including the approved plans and all terms and conditions of the permit.

(Ord. No. 226, 11-25-2019)

5. Administrative grading permit application and review.

- A. Grading plans that would result in the movement of more than 500 cubic yards but less than 1,000 cubic yards of material may be approved by the Zoning Administrator. The applicant shall submit the following information unless waived by the Zoning Administrator:
 - 1) The legal description of the property;

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- 2) Shoreland, floodplain, and wetland designations;
 - 3) Existing and proposed final grades utilizing two feet contour intervals;
 - 4) A tree survey showing all trees having a diameter of six inches or greater and a tree preservation plan;
 - 5) A landscaping and site restoration plan;
 - 6) A Stormwater Management plan that is acceptable to the City Engineer;
 - 7) An erosion and sediment control plan; and
 - 8) Any other information that may be required by the Zoning Administrator that demonstrates that the use of this property is consistent with this ordinance and the comprehensive plan.
- B. Upon receipt of a completed application, the zoning administrator or city engineer shall review the application within 30 working days and shall notify the applicant of the decision by mail. The zoning administrator or city engineer may impose such modifications and conditions as may be necessary to protect the public interest.
- C. Any applicant aggrieved by a decision of the zoning administrator or city engineer may appeal the determination to the planning and zoning commission in accordance with Section 02. Responsibilities, Enforcement, and Appeals.

(Ord. No. 226, 11-25-2019)

6. Grading permit standards.

Grading permits shall be issued only for grading plans which comply with the following:

- A. The grading plan shall demonstrate that tree preservation has been maximized by adherence to the following:
- 1) Significant trees greater than six inches in diameter shall be destroyed only to the extent necessary for the property to attain a reasonable, but not maximum, use;
 - 2) Prior to commencement of grading, all trees identified for preservation shall be identified and grading limits cordoned with a suitable barrier. The barrier shall be located to coincide to the drip line of the tree;
 - 3) No construction, compaction, or grading of any kind may occur within these drip lines, except when necessary to save additional significant trees and when the risk to the trees designated for preservation is minimal.
- B. The grading plan shall use landscaping materials to restore site aesthetics, minimize the visual impact of the work, screen the grading from adjacent property, and enhance the property's developmental potential. All areas altered because of grading activity shall, at a minimum, be restored with seed and disc mulch or sod within two weeks after completion of the activity. The zoning administrator may approve an extension of this deadline, if appropriate, but in no case shall site restoration be delayed beyond October 1 of the year in which grading activity is approved. The grading plan shall not result in sites that are unsatisfactory for development of permitted uses.
- C. The plan shall provide for the removal of any significant amounts of organic material or construction debris from the site.
- D. In instances where an existing natural or created buffer shall be impacted by grading or filling operations, site restoration shall be completed in a manner that resembles, to the extent possible, the original vegetation and topographic state of the property.

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- E. The plan shall protect wetlands, floodplains, shorelands, public waters, and other natural features to the maximum extent possible.
 - F. The plan shall provide for adequate drainage, stormwater retention, and erosion control measures.
 - 1) Erosion and sediment control measures shall be coordinated with the different stages of construction. Appropriate control measures shall be installed prior to grading when necessary to control erosion.
 - 2) Land shall be developed in increments of workable sizes such that adequate erosion and sedimentation controls can be provided as construction progresses. The smallest practical area of land shall be exposed at any one period of time.
 - 3) When soil is exposed, the exposure shall be for the shortest feasible period of time, as specified in the agreement.
 - 4) Where the topsoil is removed, sufficient arable soil shall be set aside for re-spreading over the developed area. Topsoil shall be restored or provided to a depth of three inches and shall be of a quality at least equal to the soil quality prior to development.
 - 5) Natural vegetation shall be protected to the greatest extent feasible.
 - 6) Based upon the review and recommendation of the city engineer, it may be necessary to divert runoff water to a sedimentation basin before being allowed to enter the natural drainage system.
 - 7) For developers which shall disturb one or more acres of land, the developer shall also obtain a NPDES construction permit.
 - 8) Solid waste and hazardous waste controls, including concrete washout areas, shall be installed as per the standard specification and guidelines as established within the NPDES general permit for construction activity.
 - 9) Dewatering and basin draining shall be performed in conformance with the guidelines as established within the NPDES general permit for construction activity.
 - 10) When ten or more acres of disturbed soil drain to a common location, a temporary sediment basin must be provided to treat the runoff before it leaves the construction site. A temporary basin shall be installed per the standard specification and guidelines as established within the NPDES general permit for construction activity.
 - 11) The construction site shall be inspected at least once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be documented.
 - 12) All permanent and temporary erosion and sediment control practices shall be maintained and repaired whenever necessary to assure the continued performance of their intended function.
 - 13) Final stabilization upon the completion of construction activity needs to be established including the use of perennial vegetative cover on all exposed soils or other equivalent means.
 - G. The plan shall provide for traffic movements to and from the site that do not have significant adverse impacts on area roadways, development, and traffic patterns, and/or congestion. Roads surrounding the site shall be swept as needed to remove any debris that may accumulate as a result of the grading activity. The city may require the installation of a rock entrance pad to the property prior to the grading activity for projects that involve a substantial amount of hauling to or from the site to accommodate removal of mud from construction vehicles.
 - H. The plan shall include provisions for dust control measures on a regular basis as determined by city staff.

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- I. The plan shall include a schedule of activities that limits the duration of off-site impacts and disruptions.
 - J. The plan shall comply with the most current revision of the City of East Bethel's Water Resources Management Plan and the City of East Bethel's Engineering Manual.
 - K. The plan must be approved, if required, by the watershed district and other state and federal agencies that have jurisdiction prior to the commencement of grading. The applicant shall submit other government agencies' approvals, and/or permits to the city prior to commencement of grading activity.
 - L. The plan shall comply with the Minnesota State Building Code and all other applicable state, county, and city ordinances.

(Ord. No. 226, 11-25-2019)

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 inch times the new impervious surface or one-half 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 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.

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- (d) 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) 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) 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) 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.

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- 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.

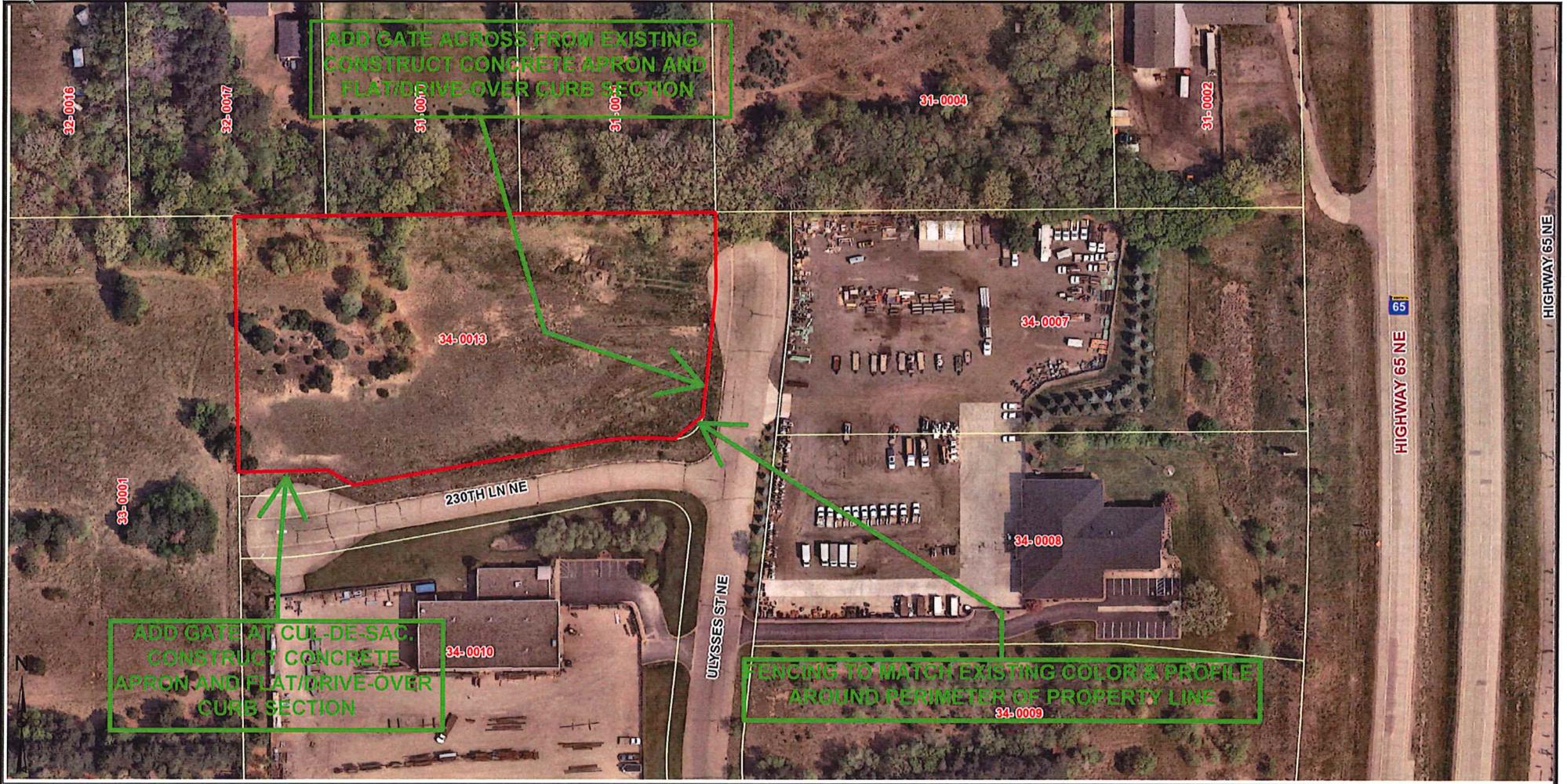
(Ord. No. 19, Second Series, 5-5-2010; Ord. No. 226, 11-25-2019; Ord. No. 2023-06, 4-24-2023)

8. Security.

The plan shall be accompanied by a letter of credit or other acceptable financial surety, as the city deems appropriate, to guarantee compliance with the approved permit and adequate site restoration. The surety will be 150 percent of the amount determined by the zoning administrator, city engineer, or the city's designated representative, based on the size of the project, site restoration, and potential offsite impacts.

(Ord. No. 226, 11-25-2019)

Anoka County Parcel Viewer



Parcel Information:

32-34-23-34-0013

EAST BETHEL
MN 55005

Approx. Acres: 3.07

Plat: SHADE TREE COMMERCIAL PARK
Commissioner: JULIE BRAASTAD

Owner Information:

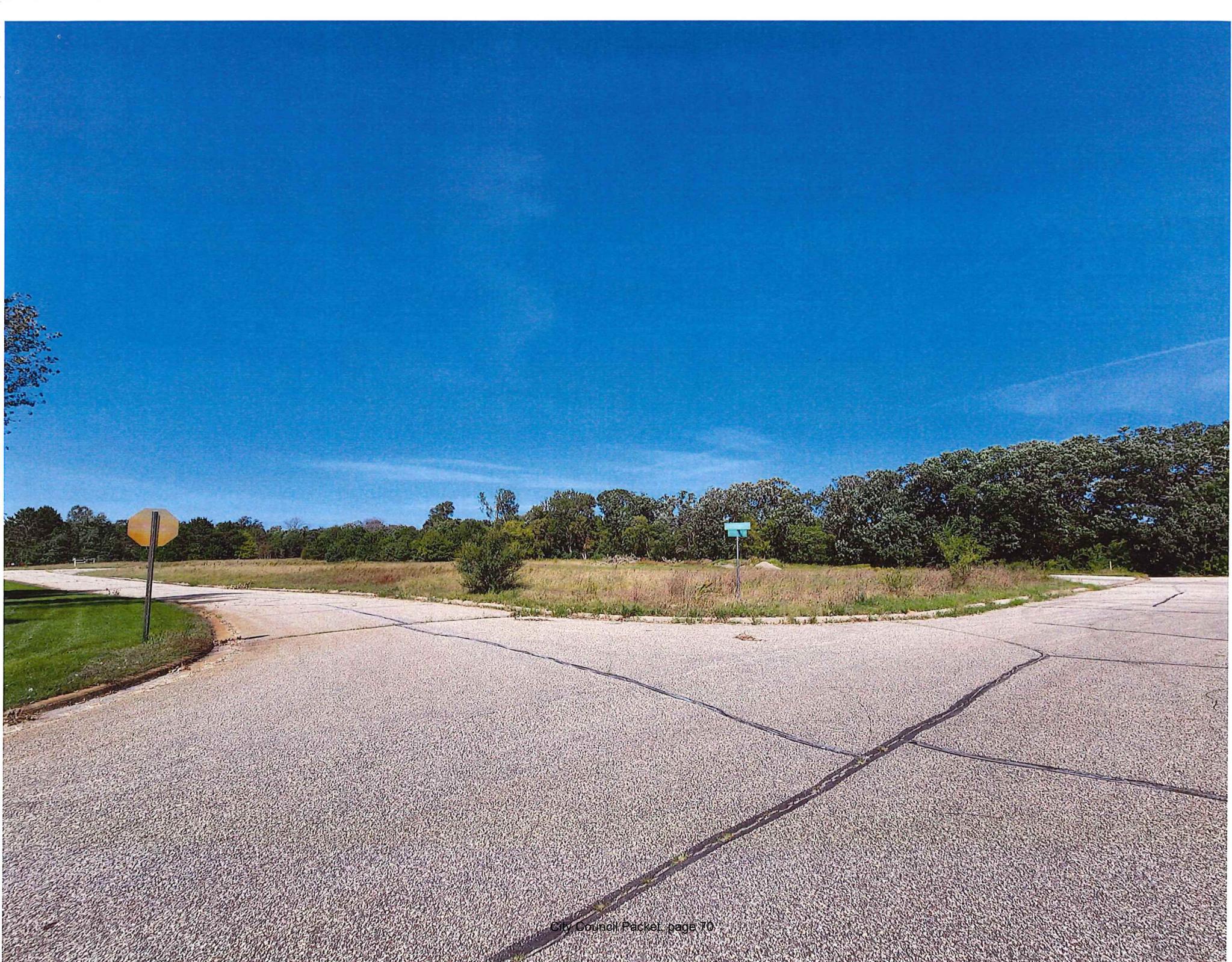
VIRKUS REAL ESTATE LLC
23034 HIGHWAY 65 NE
EAST BETHEL
MN
55005

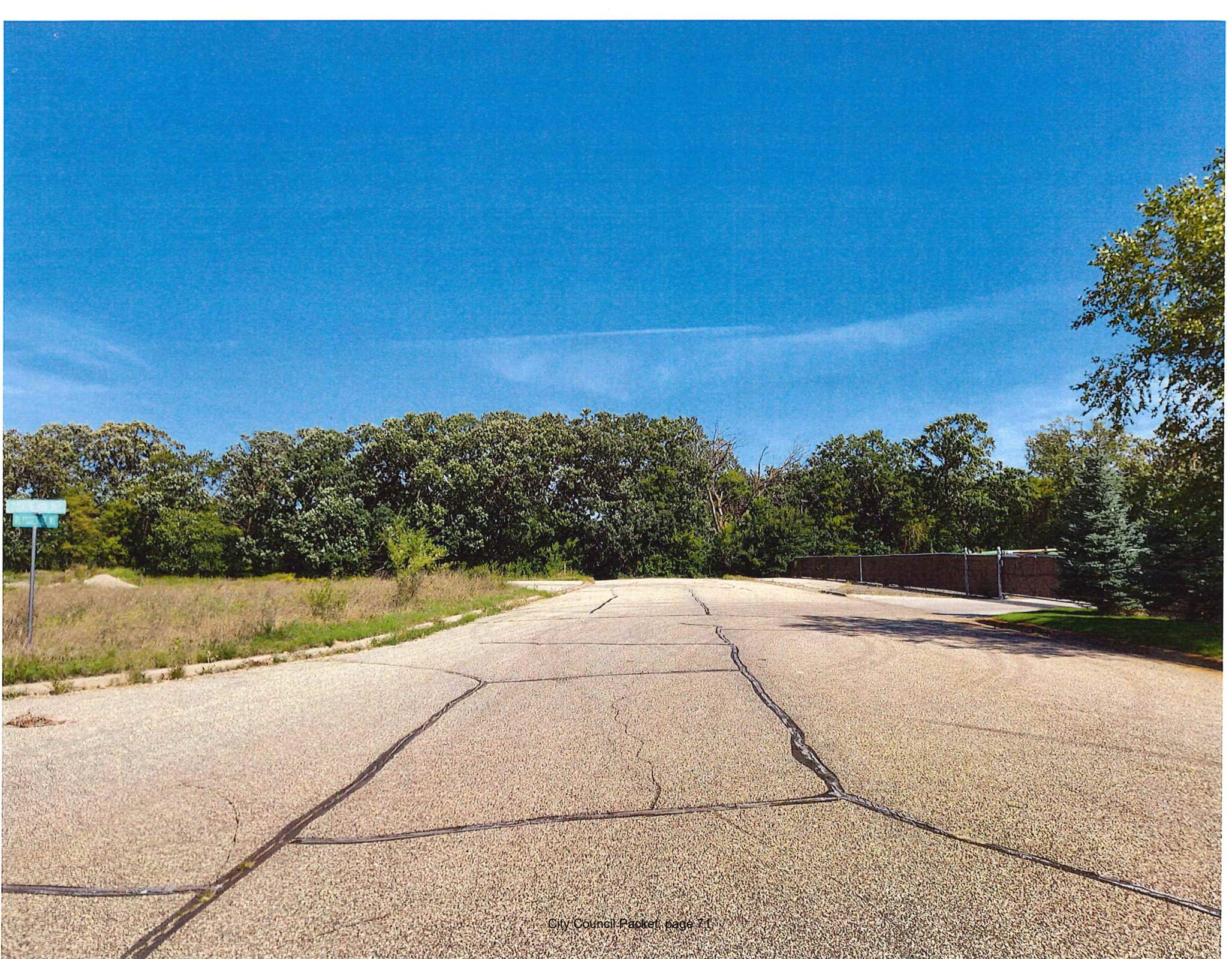
Anoka County GIS

1:1,200

Date: 9/4/2024

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



















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



Date: October 14, 2024

Agenda Item Number: 8.0 A.1

Agenda Item: Final Plat – Viking Meadows – East Bethel 648-1 Land, LLC.

Background Information

On July 8, 2024 the City received a Final Plat approval request for the redevelopment of the Viking Meadows Golf Course. This is a multi-phased, multi-year development plan with the first 47 single family units included in the initial Final Plat Application. Future phases will be platted as Outlots and will require Final Plat applications for each subsequent phase.

Staff have reviewed the submission and conclude that the Final Plat complies with the Preliminary Plat which was approved by Resolution 2024-04 on February 12, 2024.

City Staff, Public Works Director, City Engineer and City Attorney along with the Developers Employees, Engineer and Attorney have worked through all city required items including, but not limited to, engineer plans, Landscape Plans, Wetland Review and Replacement Plan, permitting, a robust Developers Agreement, along with a Covenants and Declarations HOA Document.

The City has received the following approvals. An MPCA Sewer Extension Approval, a MN Dept. of Health Water Extension Approval, an Anoka County Engineer Approval for a Viking Blvd Entrance, the County Board has approved Ditch Abandonment, a Wetland Replacement Plan and an agreement to purchase Wetland Credits has been submitted.

Any outstanding items identified on the City Engineers October 7th, 2024 Review No. 3 will be conditions of approval and the Final Plat will not be released for filing until all items are satisfied and approved by the City Engineer.

Recommendation

City Staff recommend the City Council review the Final Plat Submission and consider approving the Final Plat as presented in Resolution 2024-70.

Attachments:

1. Resolution 2024-70, Approving the Subdivision and Final Plat for Viking Meadows.
2. Final Plat
3. City Engineers Review No. 3 – Oct 7th, 2024

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

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

RESOLUTION NO. 2024 -70

APPROVING THE SUBDIVISION OF A PROPERTY CURRENTLY LEGALLY DESCRIBED AS; AND

UNPLATTED VILLAGE OF EAST BETHEL THE E 1/2 OF SE 1/4, AND NW 1/4 OF SE 1/4 OF SEC 29 33 23 EXCEPTING THEREFROM HOWEVER TH PT OF N1/2 OF SE 1/4 OF SEC 29 33 23 DESC AS FOL, COM AT A POINT ON CENTER LI NE OF CO ROAD 22 WHICH POINT IS 125 FT W OF NW CORNER OF NE 1/4 OF SD SE1/4, TH S PARALLEL WITH THE W LINE OF SD NE 1/4 OF SE 1/4 A DIST OF 466 FT, TH E AT RT ANGLES A DIST OF 466 FT, TH N ON A LINE PARALLEL WITH W LINE OF SAID NE 1/4 OF SE 1/4 A DIST OF 176 FT, TH E AT RT ANGLES A DIST OF 150 FT, TH N ON A LINE PARALLEL WITH W LINE OF SD NE 1/4 OF SE 1/4 A DIST OF 290 FT, MORE OR LESS TO CENTE R OF COUNTY ROAD 22, TH WLY ALONG SD CENTER LINE OF SAID ROAD TO POINT OF COM; ALSO EX RD; SUBJ TO EASE OF REC

&

UNPLATTED VILLAGE OF EAST BETHEL N1/2 OF NE1/4 OF NE1/4 SEC 32 33 23 -SUBJ TO EASE TO RURAL COOP POWER ASSN

&

UNPLATTED VILLAGE OF EAST BETHEL N1/2 OF NW1/4 OF NW1/4 SEC 33 33 23 -SUBJ TO EASE TO RURAL COOP POWER ASSN

APPROVING THE RE-SUBDIVISION OF A PORTION OF THE SAME AS A FINAL PLAT KNOWN AS “VIKING MEADOWS” AND UPON RECORDING AS DEPICTED IN EXHIBIT A.

WHEREAS, East Bethel 648-1 Land, LLC. has requested the approval of “Viking Meadows” Final Plat; and

WHEREAS, the East Bethel Review Committee has reviewed the Final Plat; and

WHEREAS, the Final Plat conforms to the Preliminary Plat approved on February 12, 2024, by Resolution 2024-04.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the Final Plat of Viking Meadows, with the following conditions:

1. The Final Plat is approved as shown in Exhibit A.
2. The Final Plat shall be subject to the Planned Unit Development of “Viking Meadows” recorded on March 11, 2024, as Doc. No. 2409675.010, at Anoka County.
3. All City Engineer comments shall be satisfactorily addressed prior to the release of the Final Plat. The City Engineer will determine when all items have been addressed.
4. All subsequent plans and improvements are subject to approval of the City Engineer and County Engineer.
5. Prior to Final Plat recording at Anoka County, a fully executed Development Agreement acceptable to the City Attorney must be filed with Anoka County.

6. The Developer is responsible for recording an HOA Declaration of Covenants, Conditions, Restrictions and Easements.
7. The Developer shall be responsible for the cost of construction of all improvements proposed as a part of the proposed Final Plat.
8. The Developer shall pay a City Administrative fee in the amount of \$22,243.00 which is due upon Final Plat approval.
9. The Developer shall pay a fee in the amount of \$11,500.00 for the Sanitary Sewer Trunk Charge which is due upon Final Plat approval.
10. The Developer shall pay a fee in the amount of \$1,128.00 for Street Lights.
11. Park Dedication fees in the amount of \$70,500.00 (47 lots at \$1,500 per lot) in addition to dedication of Outlot E must be paid prior to the release of the Final Plat.
12. The Developer shall receive an oversize credit in the amount of \$88,315.00 as approved by the City Engineer.
13. A Letter of Credit in the amount of \$2,906,628.75 must be established prior to the release of the Final Plat.
14. The Developer shall establish an Escrow in the amount of \$436,684.00 to cover City Legal Expenses, Construction Observation, an Administrative Fee, Site Grading and Traffic Signs.
15. The Developer shall dedicate Outlots B, D, and F to the city and shall be transferred upon acceptance of Phase 1 improvements.
16. The Developer will need to prepare, executed and record separate deeds for the Outlots with the Final Plat.
17. A Wetland Credit Withdrawal Verification in conjunction with the approved Wetland Replacement Plan must be received prior to release of each phase final plat for filing.
18. The Developer is responsible to provide as-builts of the completed project.
19. The Developer must submit as-built grading / utility plans to the County for review and approval, prior to the City releasing the Developer's Warranty Letter of Credit.

Adopted by the City Council of the City of East Bethel this 14th day of October, 2024.

CITY OF EAST BETHEL

Kevin Lewis, Mayor

ATTEST

Matt Look, City Clerk

VIKING MEADOWS

CITY OF EAST BETHEL
COUNTY OF ANOKA
SECTIONS 29, 32, & 33,
TWP. 33, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That East Bethel 648-1 Land LLC, a Minnesota limited liability company, owner of the following described property:

The North Half of the Northwest Quarter of the Northwest Quarter of Section 33, AND the North Half of the Northeast Quarter of the Northeast Quarter of Section 32, AND the East Half of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 29, all of the above being in Township 33 North, Range 23 West, Anoka County, Minnesota.

EXCEPTING THEREFROM, however, that part of the North Half of the Southeast Quarter of Section 29, Township 33, Range 23 described as follows: Commencing at a point on the center line of County Road No. 22, which point is 125 feet West of the Northwest corner of the Northeast Quarter of the Southeast Quarter, thence South parallel with the West line of said Northeast Quarter of Southeast Quarter a distance of 466 feet; thence East at right angles a distance of 466 feet; thence North on a line parallel with the West line of said Northeast Quarter of Southeast Quarter a distance of 176 feet, thence East at right angles a distance of 150 feet, thence North on a line parallel with the West line of said Northeast Quarter of Southeast Quarter a distance of 290 feet, more or less, to the center of County Road 22, thence Westerly along said center line of said Road to point of commencement.

Has caused the same to be surveyed and platted as VIKING MEADOWS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said East Bethel 648-1 Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper partner this ____ day of _____, 20____.

EAST BETHEL 648-1 LAND LLC

Stephen A. Bona, Vice President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Stephen A. Bona, Vice President of East Bethel 648-1 Land LLC, a Minnesota limited liability company, on behalf of said company.

Notary Public, _____
My commission expires _____

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Thomas R. Balluff, Licensed Land Surveyor.

Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

This plat of VIKING MEADOWS was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

By: _____, Mayor
By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Property Tax Administrator
By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

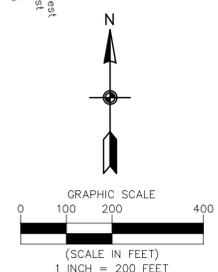
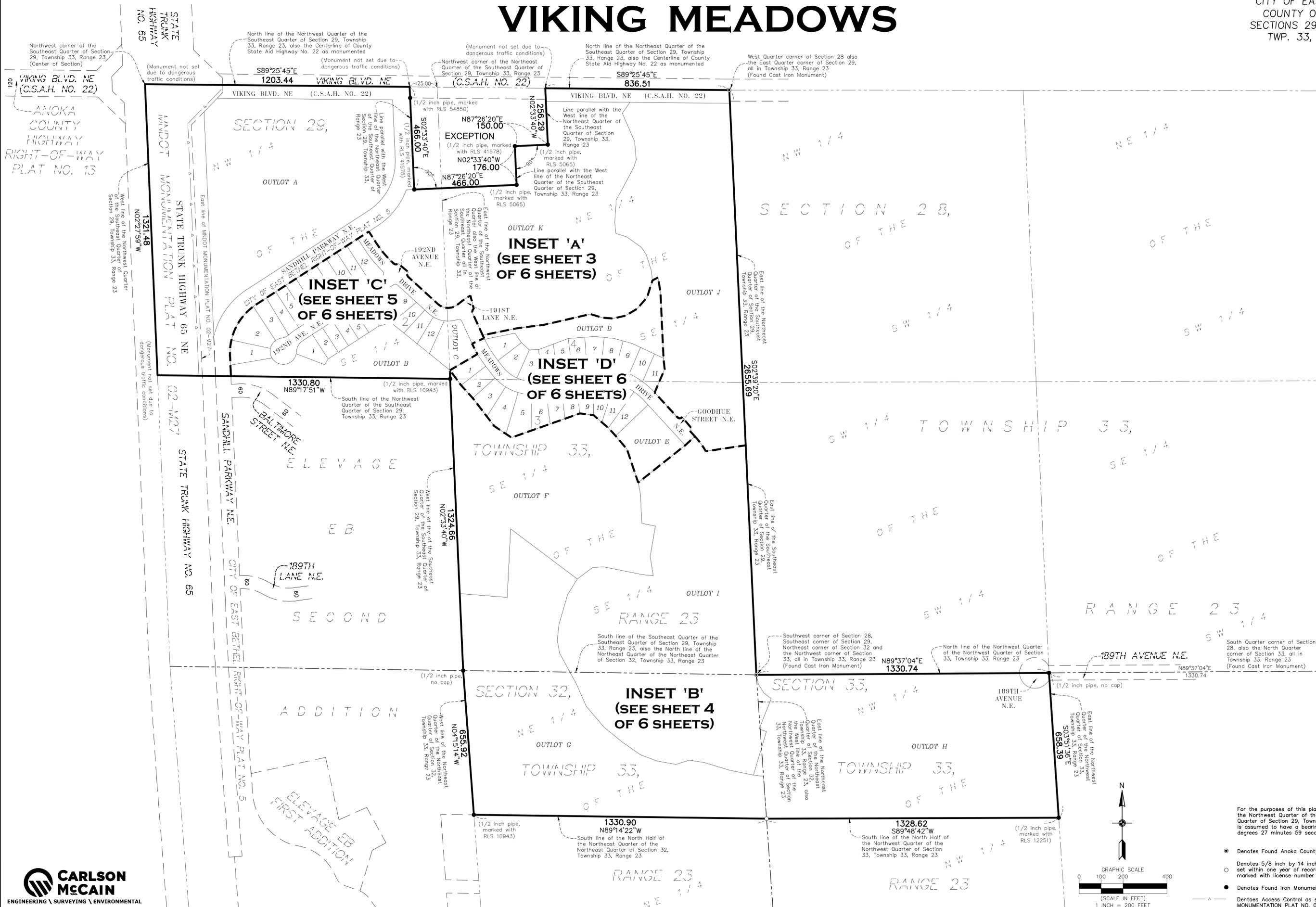
County of Anoka, State of Minnesota

I hereby certify that this plat of VIKING MEADOWS was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Title
By: _____, Deputy

VIKING MEADOWS

CITY OF EAST BETHEL
 COUNTY OF ANOKA
 SECTIONS 29, 32, & 33,
 TWP. 33, RGE. 23

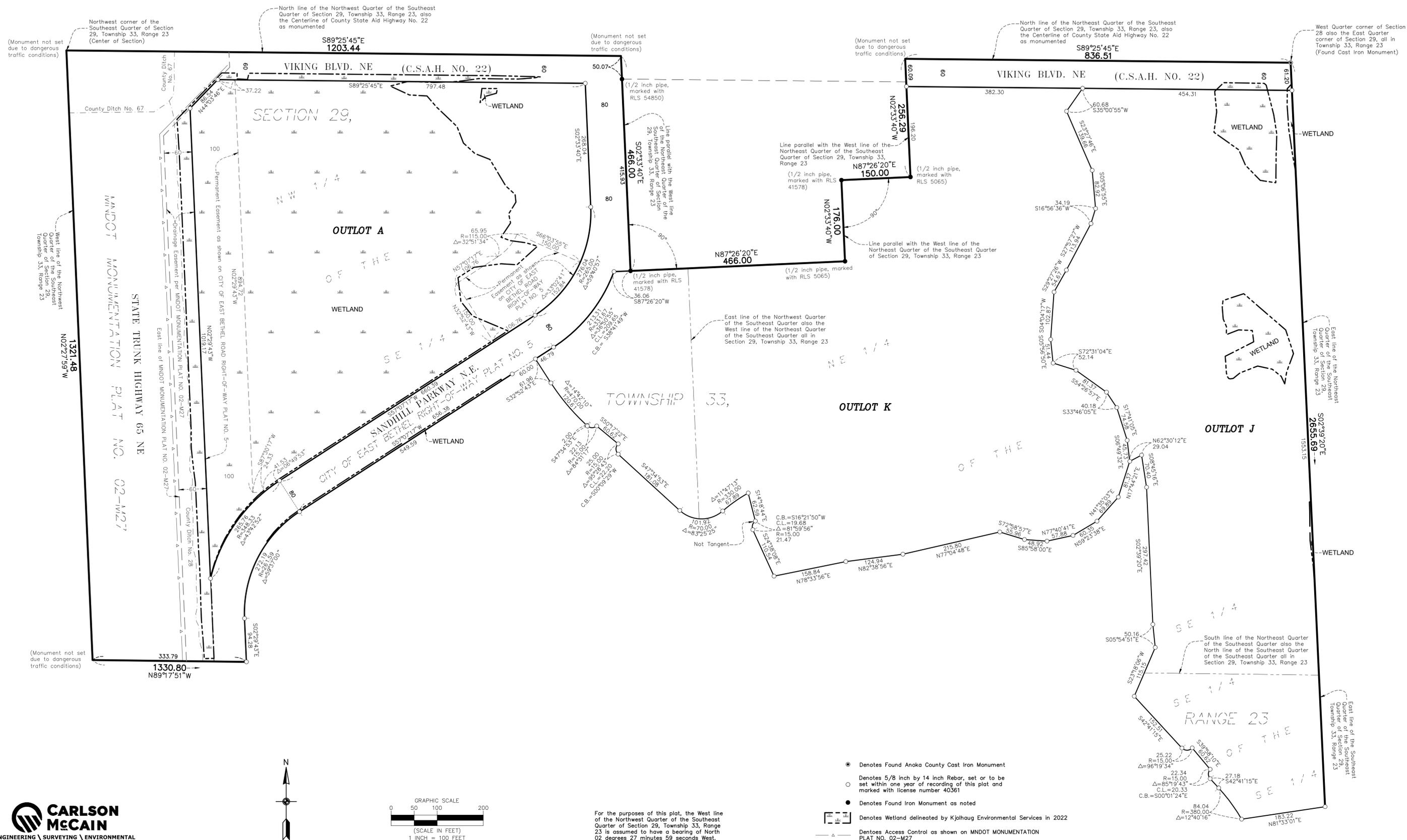


- Denotes Found Anoka County Cast Iron Monument
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument as noted
- ▲— Denotes Access Control as shown on MNDOT MONUMENTATION PLAT NO. 02-M27

VIKING MEADOWS

CITY OF EAST BETHEL
 COUNTY OF ANOKA
 SECTIONS 29, 32, & 33,
 TWP. 33, RGE. 23

INSET A

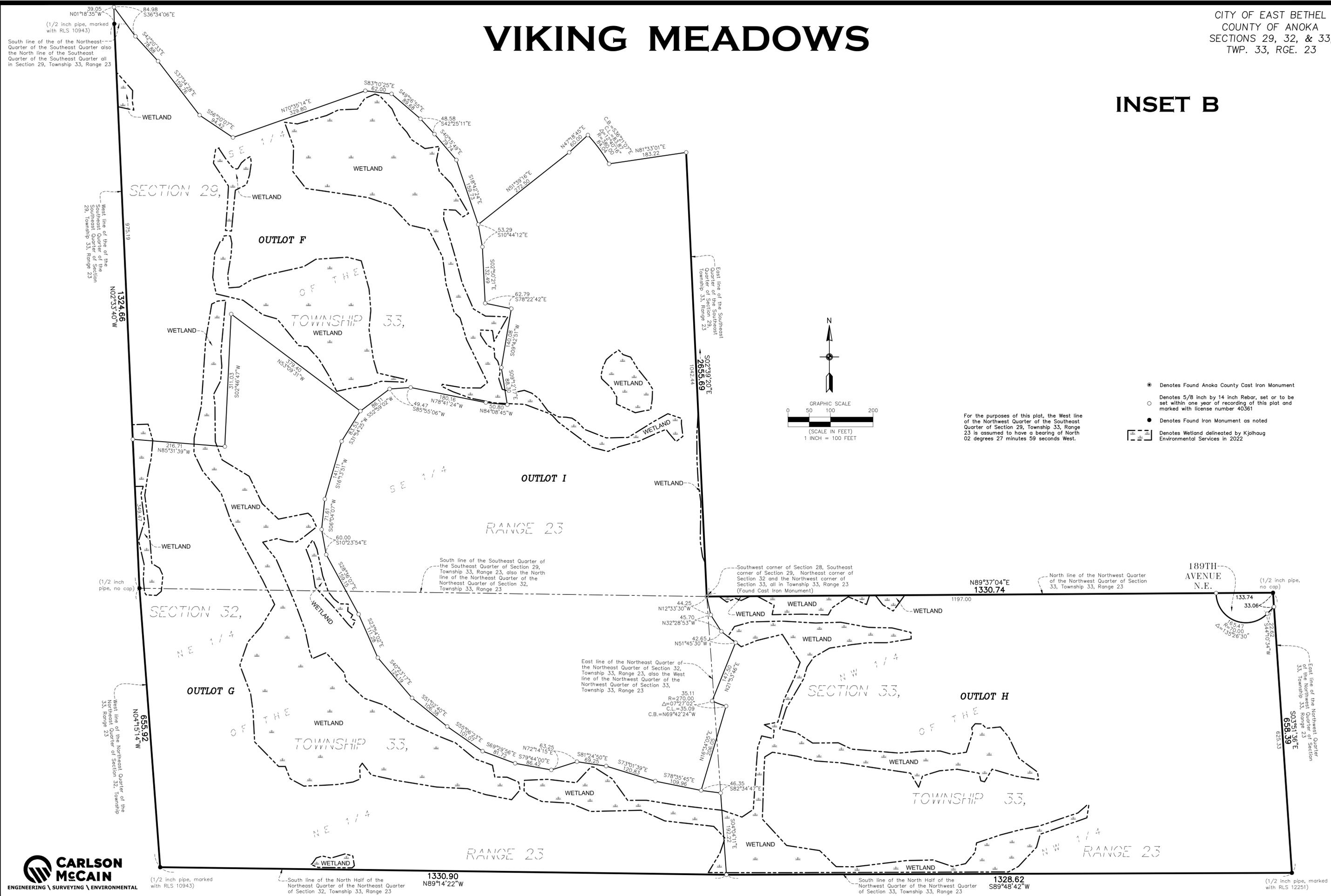


For the purposes of this plat, the West line of the Northwest Quarter of the Southeast Quarter of Section 29, Township 33, Range 23 is assumed to have a bearing of North 02 degrees 27 minutes 59 seconds West.

VIKING MEADOWS

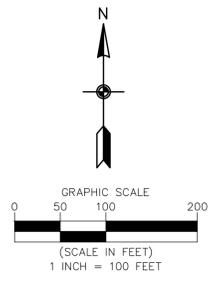
CITY OF EAST BETHEL
 COUNTY OF ANOKA
 SECTIONS 29, 32, & 33,
 TWP. 33, RGE. 23

INSET B



- Denotes Found Anoka County Cast Iron Monument
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument as noted
- Denotes Wetland delineated by Kjolhaug Environmental Services in 2022

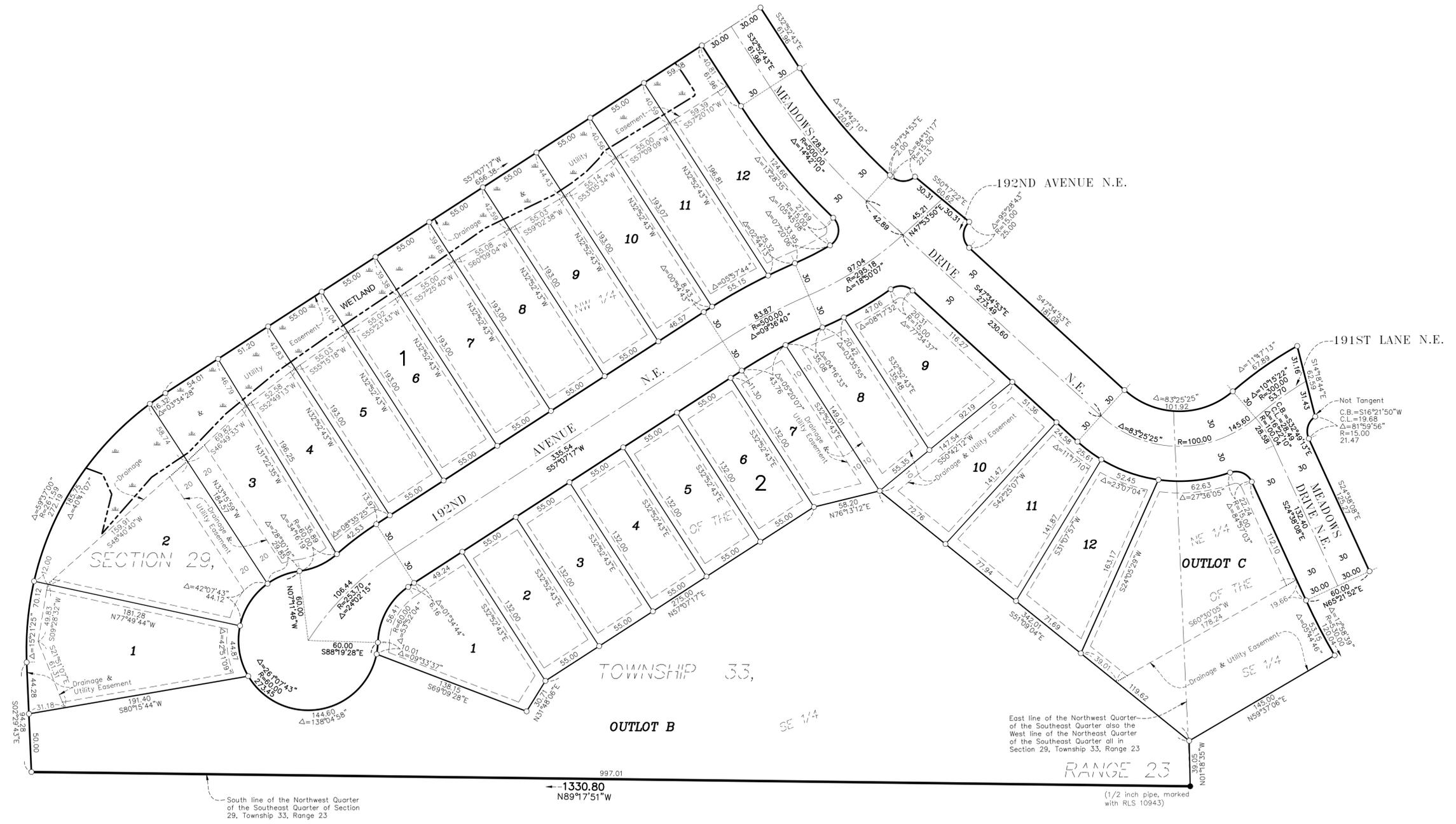
For the purposes of this plat, the West line of the Northwest Quarter of the Southeast Quarter of Section 29, Township 33, Range 23 is assumed to have a bearing of North 02 degrees 27 minutes 59 seconds West.



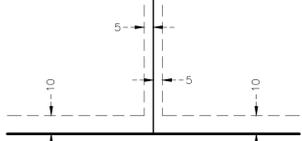
INSET C

VIKING MEADOWS

CITY OF EAST BETHEL
COUNTY OF ANOKA
SECTIONS 29, 32, & 33,
TWP. 33, RGE. 23

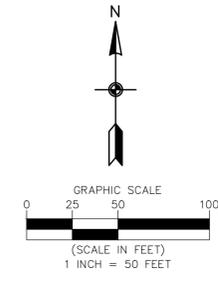


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the West line of the Northwest Quarter of the Southeast Quarter of Section 29, Township 33, Range 23 is assumed to have a bearing of North 02 degrees 27 minutes 59 seconds West.

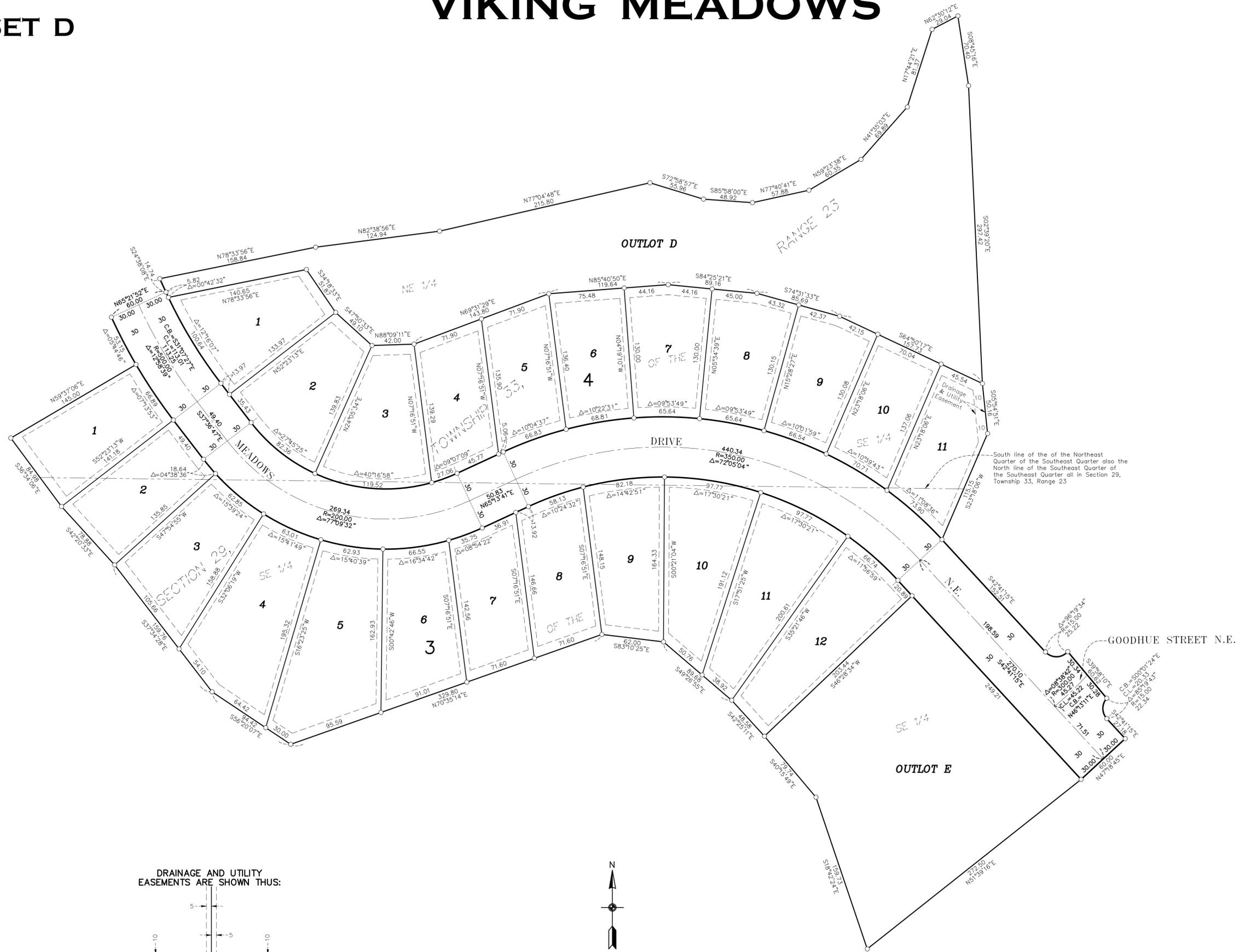


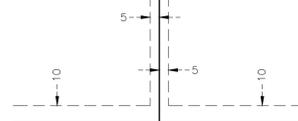
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument as noted
- Denotes Wetland delineated by Kjolhaug Environmental Services in 2022

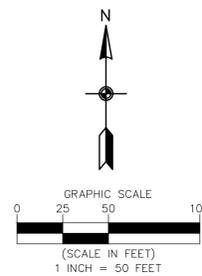


VIKING MEADOWS

INSET D



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:

 being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



For the purposes of this plat, the West line of the Northwest Quarter of the Southeast Quarter of Section 29, Township 33, Range 23 is assumed to have a bearing of North 02 degrees 27 minutes 59 seconds West.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

October 7, 2024

Aaron M. Berg, MPA
Community Development Director
City of East Bethel
2241 – 221st Avenue NE
East Bethel, MN 55011

RE: Vikings Meadows Engineering Review No. 3

Dear Aaron:

We have reviewed the Viking Meadows plan submittal prepared by Carlson McCain, dated July 8, 2024 with a revision date of September 16, 2024. The submittal includes:

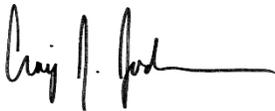
- Viking Meadows Grading, Development & Erosion Control Plans (17 Sheets Total)
- Viking Meadows 1st Addition Street and Utility Construction Plans (20 Sheets Total)

We offer the following comments:

1. We recommend that the drainage and utility easement be revised to 20 feet wide on the rear of Lots 203 and 205.
2. The Notice of Decision on the wetland replacement plan was issued on October 1. It is currently in the 30-day comment period.
3. Provide a copy of the Army Corps of Engineers permit when received.

If you have any questions, please call me at 763-852-0485.

Sincerely,
Hakanson Anderson



Craig J. Jochum, City Engineer

cc: Matt Look, City Administrator
Nate Ayshford, Public Works Manager
Rod Sanow, Fire Chief
Nick Schmitz, Building Official