

**City of East Bethel
City Council Agenda
City Council Regular Meeting
Date: June 23, 2025 at 7:00 p.m.**



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

7:00 PM

1.0 Call to Order

2.0 Pledge of Allegiance

3.0 Adopt Agenda

4.0 Presentations and Public Hearings

- A. Anoka County Sheriff Office Monthly Report (p. 3-9)
- B. Fire Department Monthly Report (p. 10)
- C. Public Hearing: Off-Sale Liquor License for Last Stop Liquor (formerly Wayne's Liquor),
New Owner (p. 11-14)

5.0 Public Forum

6.0 Consent Agenda (p. 15-16)

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. 17-28)
- B. Minutes: June 9, 2025 City Council work meeting (p. 29-31)
- C. Minutes: June 9, 2025 City Council meeting (p. 32-41)
- D. Previously Tabled Minutes: May 28, 2025 City Council work meeting (p. 42-52)
- E. Res. 2025-38, Approving Temporary Liquor License for SFYHA Event (p. 53)
- F. Approve Tobacco License Application: Last Stop Liquor, New Owner
- G. Successful Completion of Probationary Period—Paid on Call Fire Fighter
- H. Appointment of Planning Commission Candidates

7.0 New Business - Commission, Association and Task Force Reports

- A. Planning Commission
- B. Economic Development Authority
- C. Park Commission

8.0 Department Reports

- A. Community Development
 - 1. Site Plan Review: Detached Accessory Structure on Vacant Lot
(PIN# 36-33-23-31-0010) (p. 54-66)
- 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: June 23, 2025

Agenda Item Number: 4.0 A

Agenda Item: Sheriff's Department Report

Background Information:

Lieutenant Derek Peters will present the Anoka County Sheriff's Office monthly report.

Attachment(s):

1. Sheriff's Office May Report *(this item will be provided as soon as it is made available)*
2. CSO Report of Activities
3. CFS Report

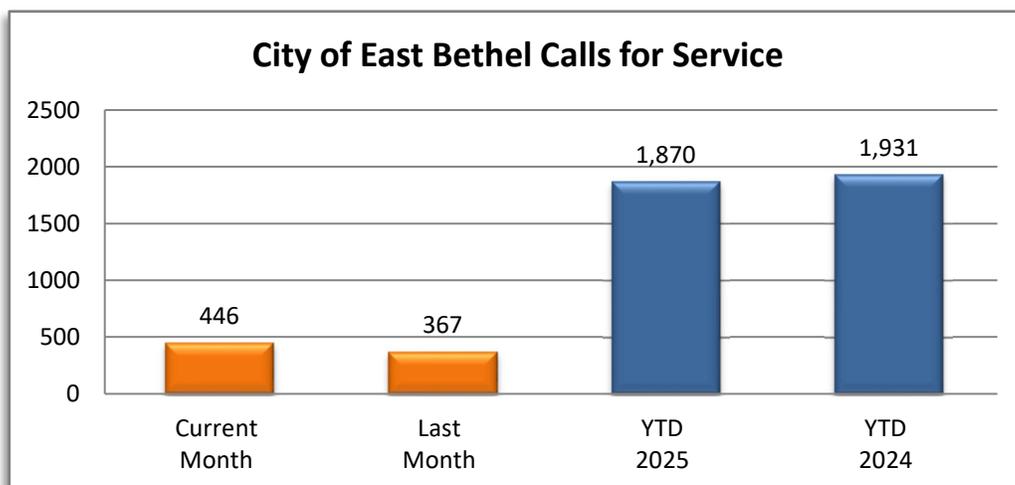
Fiscal Impact:

Recommendation(s): No Action Required

PATROL DIVISION

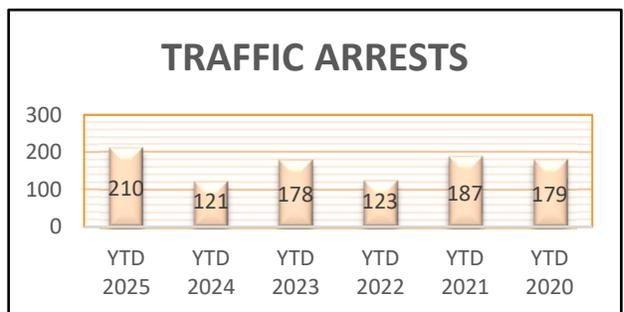
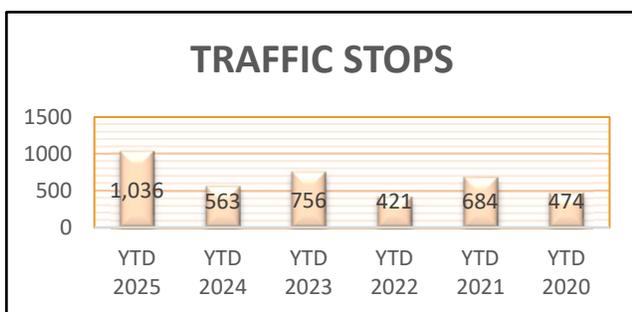
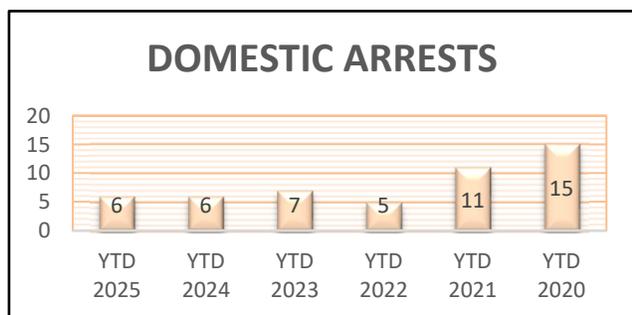
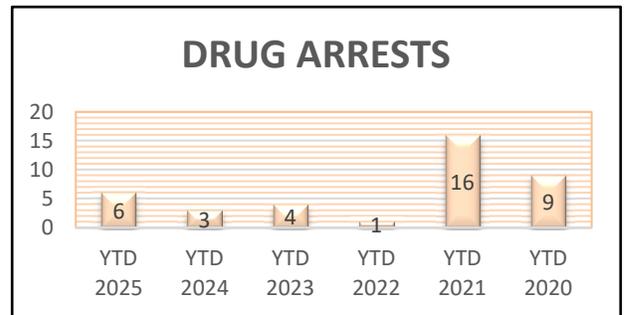
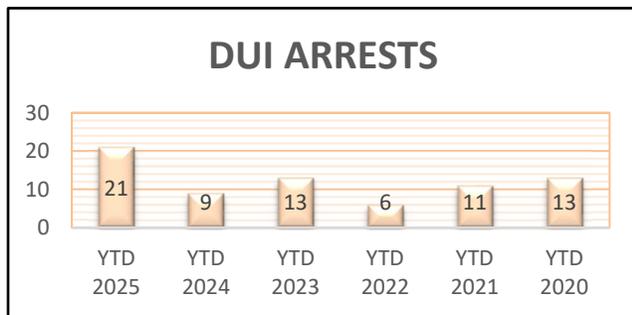
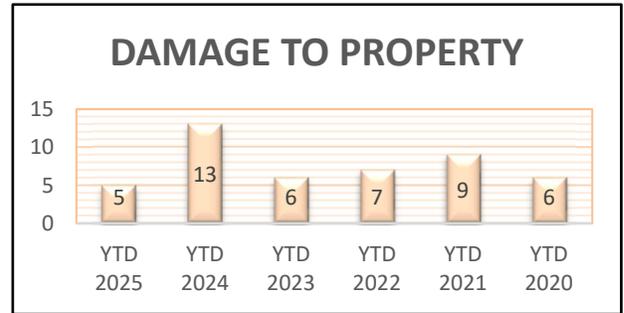
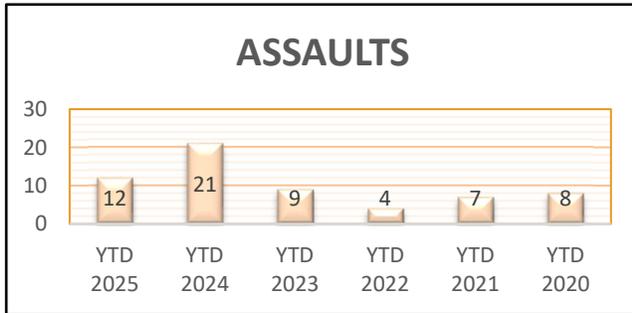
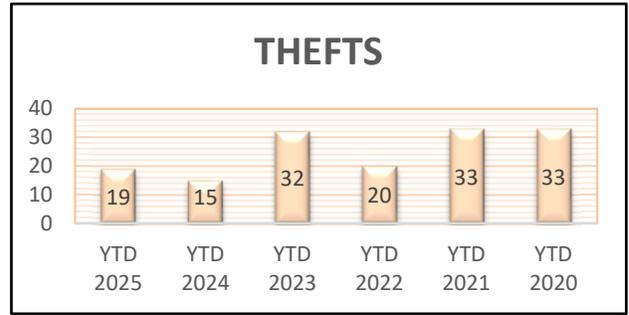
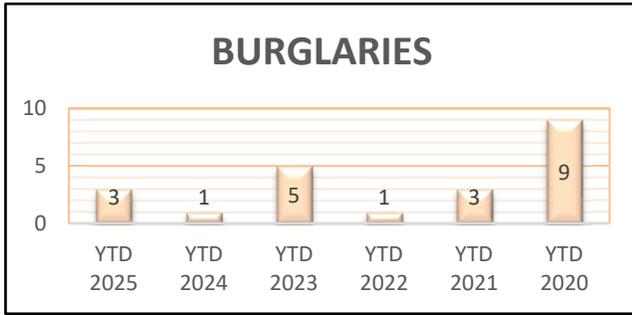
CITY OF EAST BETHEL - MAY 2025

OFFENSE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD 2025	YTD 2024
Calls for Service	368	318	371	367	446								1,870	1,931
Burglaries	1	0	2	0	0								3	1
Thefts	4	2	3	5	5								19	15
Crim Sex Conduct	0	0	1	1	1								3	3
Assault	3	2	0	3	4								12	21
Dam to Property	0	0	2	2	1								5	13
Harass Comm	0	0	0	0	0								0	0
PI Accidents	3	3	2	4	5								17	27
PD Accidents	20	20	8	13	19								80	94
Medical	63	64	36	42	64								269	299
Animal Complaint	24	22	27	27	19								119	146
Alarms	21	15	13	11	14								74	83
Felony Arrests	6	1	2	1	3								13	17
Gross Misd Arrests	12	3	9	5	4								33	20
Misd Arrests	9	5	7	2	17								40	51
DUI Arrests	3	3	6	2	7								21	9
Drug Arrests	2	0	2	0	2								6	3
Domestic Arrests	3	1	0	0	2								6	6
Warrant Arrests	8	2	8	7	7								32	20
Traffic Stops	177	183	242	234	200								1,036	563
Traffic Arrests	26	29	43	73	39								210	121



CITY OF EAST BETHEL

YEAR TO DATE - MAY 2020-2025

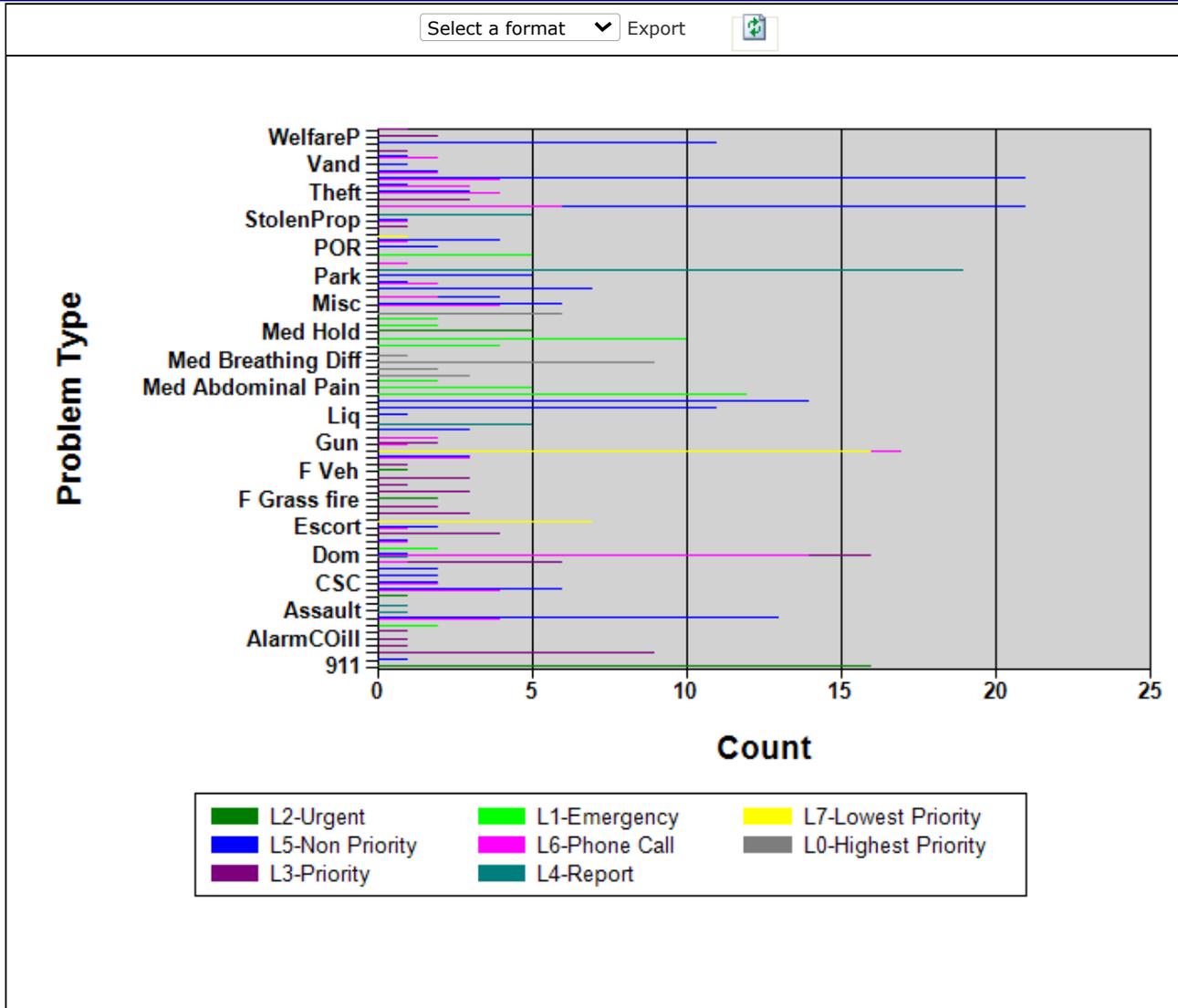


Problem Type Summary

1:14 PM 06/13/2025

Data Source: Data Warehouse

Agency:	LAW ENFORCEMENT
Division:	East Bethel Law
Day Range:	Date From 5/1/2025 To 5/31/2025
Exclusion:	• Calls canceled before first unit assigned



Priority	Description
0	L0-Highest Priority
1	L1-Emergency
2	L2-Urgent
3	L3-Priority
4	L4-Report
5	L5-Non Priority
6	L6-Phone Call
7	L7-Lowest Priority

Problem Type	Priority								Total
	0	1	2	3	4	5	6	7	
911			16						16
Abandon						1			1
Abuse									
AbuseP									
AlarmB				9					9

AlarmCO			1			Item 4.0 A, Attachment 3		1
AlarmCOill			1					1
AlarmF			1					1
AlarmFsmoke								
AlarmHoldup	2							2
AlarmV								
AlarmWF								
Animal					13	4		17
AnimalResc								
Arson								
Assault				1				1
AssaultP								
Boat Assist								
Bomb								
BombP								
Broadcast								
Burg				1				1
BurgP		1						1
Civil					6	4		10
CivilP								
CSC					2	2		4
Debris					2			2
Deer					2			2
Disorderly			6			1		7
Dom			16	1	1	14		32
DomP	2							2
Drugs					1	1		2
DUI			4					4
Dumping								
Escort					2	1		3
ExPat							7	7
F Aircraft								
F Assist								
F CleanUp								
F Collapse								
F Dump								
F Elec Smell								
F Expl								
F Gas Odor In			3					3
F Gas Odor Out			2					2
F Grass fire		2						2
F Illegal			3					3
F Misc			1					1
F Mutual Aid								
F Oven								
F Powerlines			3					3
F SmokeIn								
F SmokeOut								
F Structure								
F Train								
F Veh		1						1
F Water Rescue								
Fight								
Flood in			1					1
Flood out								
Fraud					3	3		6
FraudP								
FU						17	16	33
FW								
Gun			2		2	1		5
Harass						2		2
Info					3			3
Lift Assist				5				5
Liq					1			1
Lockout					11			11
LockoutP								

MA					14	Item 4.0 A, Attachment 3	14
MASS							
Med -	12						12
Med Abdominal Pain	5						5
Med Alarm	2						2
Med Allergic	3						3
Med Assault	2						2
Med Bleed							
Med Breathing Diff	9						9
Med Breathing Not							
Med Choking	1						1
Med Drown							
Med Electro							
Med Fall	4						4
Med Heart	10						10
Med Hold		5					5
Med Info							
Med OB							
Med Priority							
Med Seizure	2						2
Med Stab-Gunshot							
Med Stroke	2						2
Med Uncon	6						6
Medex							
Misc					6	4	10
MiscO					4	2	6
Noise					7		7
NoTag							
Ord					1	2	3
Other							
Park					5		5
PD				19			19
Person						1	1
PI	5						5
POR					2		2
Property					4	1	5
PW							
REPO-TOW							
RJ						1	1
RoadClosure							
Robbery							
RobberyP							
Shots			1				1
Slumper							
StolenProp					1	1	2
Suicide				5			5
SuicideP							
Susp					21	6	27
SuspP			3				3
Theft					3	4	7
TheftP							
Threat					1	3	4
ThreatP							
Traf					21	4	25
Tres					2	2	4
UNK							
Unsecure							
Vand					1		1
VandP							
VehTheft					1	2	3
VehTheftP			1				1
Weapon							
Weather							
Welfare					11		11
WelfareP			2				2
WT							
			1				1

Total

21	46	25	61	32	155	Item 4.0 A, Attachment 3	82	24	446
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**City of East Bethel
City Council Meeting
Agenda Item Information**



Date: June 23, 2025

Agenda Item Number: Item 4.0 B

Agenda Item: Fire Department Report

Background Information:

Fire Chief Cielocha will present the Fire Department's monthly report.

Attachment(s):

Fiscal Impact:

Recommendation(s): No Action Required

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



Date: June 23, 2025

Agenda Item Number: Item 4.0 C

Agenda Item: Public Hearing for Off-Sale Liquor License for Last Stop Liquor (formerly Wayne’s Liquor)

Background Information:

Staff is recommending that Council conduct a public hearing regarding an Off-Sale Liquor License for Last Stop Liquor, Inc. as required by East Bethel City Code, Article III, Intoxicating Liquors, Section 6-55. Per notification requirements, the public hearing for this date was published in the Isanti-Chisago County Star.

At the conclusion and close of the public hearing, Council will be requested to consider the approval of an Off-Sale Liquor License for Last Stop Liquor, Inc., dba: Last Stop Liquor (formerly Wayne’s Liquor) located at 21340 Aberdeen St NE.

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

Final approval of the license would be contingent on approval of State Commissioner of Public Safety. Approval of Council is required prior to action by the State.

Attachment(s):

1. Off-Sale Liquor License Application

Fiscal Impact:

Recommendation(s): Staff recommends conducting the public hearing to receive comments on the Off-Sale Liquor License for Last Stop Liquor, Inc., dba: Last Stop Liquor. Once the public hearing is closed, and if there are no reasons to deny the license, staff recommends Council consider approval of an Off-Sale Liquor license for Last Stop Liquor, Inc., dba: Last Stop Liquor located at 21340 Aberdeen St NE, East Bethel, MN 55011.

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____



Minnesota Department of Public Safety
ALCOHOL AND GAMBLING ENFORCEMENT
 445 Minnesota Street, Suite 1600, St. Paul, MN 55101
 OFFICE (651) 201-7510 FAX (651) 297-5259 TTY (651) 282-6555
 DPS.MN.GOV

APPLICATION FOR OFF SALE INTOXICATING LIQUOR LICENSE
 No license will be approved or released until the \$20 Retailer ID Card fee is received

PLEASE COMPLETE THIS APPLICATION IN ITS ENTIRETY.
INCOMPLETE APPLICATIONS WILL BE RETURNED WITHOUT ACTION.

Licensee's MN Sales and Use Tax ID # [REDACTED] To apply for a MN sales and use tax ID #, call (651) 296-6181
 Licensee's Federal Tax ID # [REDACTED] Licensees must register with the Federal Tax and Trade Bureau (TTB),
 for information call (513) 684-2979 or 1-800-937-8864

Applicant:

Licensee Name (Business, Partnership, Corporation) Last Stop Liquor Inc.		Business Name (DBA) Last Stop Liquor		Social Security # [REDACTED]
Licensee Location (Physical Address) 21340 Aberdeen St NE		License Period From 7/1/25 To 6/30/26		DOB (Individual Applicant) [REDACTED]
City East Bethel	County Anoka	State MN	Zip Code 55011	
E-mail Address [REDACTED]		Business Phone Number 763 4344681		Applicant's Home Phone # [REDACTED]

If a Corporation, LLC, or Partnership - state name, date of birth, Social Security # address, title, and Percent Owned by each officer.

Partner Officer (First, middle, last)	DOB	SS#	Title	Percent	Address, City, State, Zip Code
Stephen, Donald, Miller	[REDACTED]	[REDACTED]	Owner	100	Blaine, MN, 55434
Partner Officer (First, middle, last)	DOB	SS#	Title	Percent	Address, City, State, Zip Code
Partner Officer (First, middle, last)	DOB	SS#	Title	Percent	Address, City, State, Zip Code
Partner Officer (First, middle, last)	DOB	SS#	Title	Percent	Address, City, State, Zip Code

1. If a corporation, date of incorporation 6-6-2025, state incorporated in Minnesota If a subsidiary of any other corporation, so state _____
 If incorporated under the laws of another state, is corporation authorized to do business in the state of Minnesota?
 Yes No
2. Describe premises to which license applies; such as (first floor, second floor, basement, etc.) or if entire building, so state. Entire Building
3. Is establishment located near any state university, state hospital, training school, reformatory or prison?
 Yes No. If yes, state approximate distance. _____
4. Name and address of building owner Stephen Miller [REDACTED] Blaine MN 55431
 Has owner of building any connection, directly or indirectly, with applicant? Yes No

5. Is/are applicant(s), a member of the governing body of the municipality in which this license is to be issued?
 Yes No If Yes, in what capacity? _____
6. Have applicants any interest whatsoever, directly or indirectly, in any other liquor establishment in the state of Minnesota?
 Yes No If yes, give name and address of establishment. _____
7. Are the premises now occupied or to be occupied by the applicant entirely separate and exclusive from any other business establishment?
 Yes No
8. State whether applicant has or will be granted, an On Sale Liquor License in conjunction with this Off Sale Liquor License and for the same premises.
 Yes No Will be granted
9. State whether applicant has or will be granted a Sunday On Sale Liquor License in conjunction with the regular On Sale Liquor License.
 Yes No Will be granted
10. If this application is for a County Board Off Sale License, state the distance in miles to the nearest municipality.

11. If this license is being issued by a County Board, has a public hearing been held as per MN Statute 340A.405 sub2(d)?
12. If this license is being issued by a County Board, is it located in an organized township?
If so, attach township approval.

Violations

1. Has applicant(s) had a liquor license revoked in the last 5 years; Yes No If so, give dates and details.

2. Has applicant, partners, officers, or employees ever had any liquor law violations or felony convictions in Minnesota or elsewhere? Yes No
 If yes, give dates, charges and final outcome _____

3. During the past license year, has a summons been issued under the Liquor Civil Liability Law (Dram Shop) M.S. 340A.802. Yes No If yes, attach a copy of the summons.

REPORT BY POLICE/SHERIFF'S DEPARTMENT

This is to certify that the applicant and the associates named herein have not been convicted within the past five years for any felonies or municipal ordinances relating to intoxicating liquor except as follows:

Police/Sheriff's Department Title Signature

County Attorney's Signature

Insurance (ATTACH CERTIFICATE OF INSURANCE TO THIS FORM)

Licensee must obtain one of the following PER Minnesota Statute 340A.409:

Check one:

- A. Liquor Liability Insurance (Dram Shop) - \$50,000 per person, \$100,000 more than one person; \$10,000 property destruction; \$50,000 and \$100,000 for loss of means of support.

Please review Insurance Certificate before submitting:

- Must be Certificate of Insurance (Declarations or Binders not accepted)
- Licensee name on this application and the Insurance Certificate must match EXACTLY.
- Must provide physical address of licensed location (No PO Boxes accepted)
- Dates of coverage must cover the entire license period.

or

- B. A surety bond from a surety company with minimum coverage as specified in A.

or

- C. A certificate from the State Treasurer that the licensee has deposited with the state, trust funds having market value of \$100,000 or \$100,000 in cash or securities.

Minnesota Statutes, Section 176.182 requires every state and local licensing agency to withhold the issuance or renewal of a license or permit to operate a business or engage in any activity in Minnesota until the applicant presents acceptable evidence of compliance with the workers' compensation insurance coverage requirement of Minnesota Statutes, Chapter 176. The required workers' compensation insurance information is the name of the insurance company, the policy number, and the dates of coverage, or the permit to self-insure. If the required information is not provided or is falsely stated, it shall result in a \$2,000 penalty assessed against the applicant by the commissioner of the Department of Labor and Industry. A valid workers' compensation policy must be kept in effect at all times by employers as required by law.

Workers compensation insurance company: Name The Hartford

Policy # 41 WEC BT5JAL Number of employees: 6-8

I certify that I have read the above questions and that the answers are true and correct of my own knowledge.

Print name of applicant & title <u>Stephen Miller, Owner</u>	Signature of Applicant <u>[Signature]</u>	Date <u>6-11-25</u>
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**City of East Bethel
City Council Meeting
Agenda Item Information**



Date: June 23, 2025

Agenda Item Number: Item 6.0 A-H

Requested Action: Consider approving the Consent Agenda as presented

Background Information:

Item A - Approve Bills

Item B – Minutes: June 9, 2025 City Council work meeting

Minutes from the June 9, 2025 City Council work meeting are attached for your review

Item C – Minutes: June 9, 2025 City Council regular meeting

Minutes from the June 9, 2025 City Council meeting are attached for your review

Item D – Tabled Minutes: May 28, 2025 City Council work meeting

Minutes from the May 28, 2025 City Council work meeting were previously tabled by the Council's request in order to add verbatim commentary from Councilmember Miller. The minutes plus the addendum of Miller's comments are attached for your review

Item E – Res. 2025-38, Approving Temporary Liquor License for SFYHA Event

The St. Francis Youth Hockey Association (SFYHA) has applied for a Temporary On-Sale Liquor Permit to sell beer at the SFYHA In the Sticks Hockey Tournament/fundraiser event to be held at the East Bethel Ice Arena located at 20675 Highway 65 NE in East Bethel on September 12-14, 2025.

Item F – Approve Tobacco License Application: Last Stop Liquor, New Owner

Last Stop Liquor, Inc. dba: Last Stop Liquor (formerly Wayne's Liquor) at 21340 Aberdeen St NE, East Bethel, MN 55011 has applied for a tobacco license at the same time as their Off-Sale Liquor License. This application has been submitted due to a new owner taking over the property. All forms have been submitted, and fees have been paid. Anoka County Sheriff's Office is completing the background check as part of the liquor license application process for the same applicant. Staff is recommending Council approve the tobacco license for the liquor store, Last Stop Liquor, Inc. dba: Last Stop Liquor at 21340 Aberdeen St NE, East Bethel, MN 55011.

Item G – Successful Completion of Probationary Period—Paid On-Call Fire Fighter

David Bailey began employment as a Paid On-Call Fire Fighter with the City of East Bethel on 1/1/24. Since that time, Mr. Bailey has successfully completed the requirements of a probationary fire fighter, and effective 5/1/25, has been promoted to a Fire Fighter I classification with a pay rate of \$17.42 per hour.

Item H - Accept Recommendation to Appoint Kristina Pagnac to the Planning Commission

At the May 27, 2025 Planning Commission meeting, the Planning Commission interviewed Planning Commission candidate Kristina Pagnac and reviewed a letter of consideration from Planning Commission candidate Eldon Holmes. The Planning Commission voted to recommend the two candidates to fill the two vacant seats on the Planning Commission. The Commissioners voted 5-0 to recommend Ms. Pagnac for the full-term seat (expiring January 31, 2028) and 5-0 to

recommend Mr. Holmes for the partial-term seat (expiring January 31, 2026). Council tabled appointments to receive resumes of candidates.

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

June 23, 2025

Payment Summary

Payments for Council Approval						
Bills to be approved for payment						\$411,839.65
Electronic Payroll Payments						\$44,234.06
Payroll City Council - June 13, 2025						\$2,230.18
Payroll Fire Department - June 13, 2025						\$12,233.39
Payroll City Staff - June 18, 2025						\$49,703.32
Total to be Approved for Payment						\$520,240.60
Dept Descr	Object Descr	Invoice	Check Name	Fund	Dept	Amount
2014A	Bond Interest	95976	Bond Trust Services Corp.	311	3110	\$73,225.00
2014A	Fiscal Agent s Fees	97314	Bond Trust Services Corp.	311	3110	\$475.00
2014A	Fiscal Agent s Fees	101770	EHLERS	311	3110	\$1,775.00
2015A	Bond Interest	95977	Bond Trust Services Corp.	310	3100	\$170,550.00
2015A	Fiscal Agent s Fees	97315	Bond Trust Services Corp.	310	3100	\$475.00
2015A	Fiscal Agent s Fees	101770	EHLERS	310	3100	\$1,775.00
Arena Operations	Bldg/Facility Repair	PSO043223-1	Fairchild Equipment, Inc	615	4985	\$97.29
Arena Operations	Gas Utilities	931922773	Xcel Energy	615	4985	\$93.95
Arena Operations	Information Systems	B250609J	Anoka County Treasury Dept	615	4985	\$75.00
Arena Operations	Professional Services Fees	9219927	Plunkett's Pest Control	615	4985	\$117.29
Building Capital Projects	Bldgs/Facilities	51425	Patton Heating and Air	401	4010	\$13,025.00
City Administration	Conferences/Meetings	02339	MCFOA	101	4132	\$50.00
City Administration	Information Systems	B250609J	Anoka County Treasury Dept	101	4132	\$75.00
City Administration	Office Equipment Rental	556858330	US Bank Equipment Finance	101	4132	\$435.00
City Administration	Professional Services Fees	30588	TimeSaver Off Site Secretarial	101	4132	\$212.50
City Administration	Professional Services Fees	30589	TimeSaver Off Site Secretarial	101	4132	\$172.00
City Administration	Professional Services Fees	30590	TimeSaver Off Site Secretarial	101	4132	\$172.00
City Administration	Telephone	06 2025	CenturyLink	101	4132	\$153.54
Economic Development	Professional Services Fees	46248	Eckberg, Lammers, P.C.	232	2320	\$1,221.00
Engineering	Architect/Engineering	55142	Hakanson Anderson Assoc. Inc.	101		\$23,321.00
Engineering	Architect/Engineering	55143	Hakanson Anderson Assoc. Inc.	101		\$542.50
Engineering	Architect/Engineering	55143	Hakanson Anderson Assoc. Inc.	101		\$387.50
Engineering	Architect/Engineering	55144	Hakanson Anderson Assoc. Inc.	101		\$155.00
Engineering	Architect/Engineering	55145	Hakanson Anderson Assoc. Inc.	101		\$736.00
Engineering	Architect/Engineering	55148	Hakanson Anderson Assoc. Inc.	101	4311	\$607.50
Fire Department	Bldgs/Facilities	2713	Bill's Quality Cleaning	101	4221	\$418.00
Fire Department	Bldgs/Facilities	2714	Bill's Quality Cleaning	101	4221	\$53.00
Fire Department	Clothing & Personal	21468	FES, Inc.	101	4221	\$1,333.75
Fire Department	Clothing & Personal	21529	FES, Inc.	101	4221	\$389.35
Fire Department	Conferences/Meetings	1270776	Riverland Comm College	101	4221	\$780.00
Fire Department	Dues and Subscriptions	360	Anoka Cty Fire Prot Council	101	4221	\$700.00
Fire Department	Gas Utilities	928722996	Xcel Energy	101	4221	\$67.60
Fire Department	Gas Utilities	931922773	Xcel Energy	101	4221	\$128.73
Fire Department	General Operating	35227	Menards Cambridge	101	4221	\$102.10
Fire Department	Information Systems	B250609J	Anoka County Treasury Dept	101	4221	\$75.00
Fire Department	Motor Vehicles Parts	093P34959	TRANSWEST TRUCKS ST	101	4221	\$2.90
Fire Department	Repairs/Maint	13329	Kirvida Fire, Inc.	101	4221	\$1,767.71
Fire Department	Telephone	06 2025	CenturyLink	101	4221	\$88.25



City of East Bethel

June 23, 2025

Payment Summary

Fire Department	Telephone	06 2025	CenturyLink	101	4221	\$57.99
Fire Department	Telephone	132997001147	Midcontinent Communications	101	4221	\$20.25
General Govt	Bldg/Facility Repair	35442	Menards Cambridge	101	4194	\$209.94
General Govt	Bldgs/Facilities	2711	Bill's Quality Cleaning	101	4194	\$380.00
General Govt	Bldgs/Facilities	2715	Bill's Quality Cleaning	101	4194	\$168.00
General Govt	Bldgs/Facilities	INV00337484	Nardini Fire Equipment	101	4194	\$514.00
General Govt	Bldgs/Facilities	310817965	Premium Waters, Inc.	101	4194	\$19.08
General Govt	Bldgs/Facilities	310824555	Premium Waters, Inc.	101	4194	\$8.76
General Govt	Bldgs/Facilities	57436	Robert B. Hill Company	101	4194	\$18.00
General Govt	Bldgs/Facilities	73421	SOLID REFRIDGERATION LLC	101	4194	\$1,725.90
General Govt	Gas Utilities	931922773	Xcel Energy	101	4194	\$83.85
Legal	Legal Fees	05 2025	Eckberg, Lammers, P.C.	101	4161	\$10,464.06
Legal	Legal Fees	46248	Eckberg, Lammers, P.C.	101	4161	\$661.50
Legal	Legal Fees	46248	Eckberg, Lammers, P.C.	101	4161	\$2,082.50
Legal	Legal Fees	46248	Eckberg, Lammers, P.C.	101	4161	\$1,984.50
Legal	Legal Fees	46248	Eckberg, Lammers, P.C.	101	4161	\$1,056.50
Legal	Legal Fees	46248	Eckberg, Lammers, P.C.	101	4161	\$73.50
Legal	Legal Fees	46248	Eckberg, Lammers, P.C.	101	4161	\$1,775.00
Legal	Legal Fees	46248	Eckberg, Lammers, P.C.	101	4161	\$840.00
MSA Street Construction	Architect/Engineering	55146	Hakanson Anderson Assoc. Inc.	402	4020	\$3,340.90
Park Maintenance	Bldg/Facility Repair	164959	Int'l Security Products	101	4320	\$89.58
Park Maintenance	Bldg/Facility Repair	165150	Int'l Security Products	101	4320	\$315.22
Park Maintenance	Bldg/Facility Repair	59014	Menards - Forest Lake	101	4320	\$73.72
Park Maintenance	Bldg/Facility Repair	154029482-001	SiteOne Landscape Supply	101	4320	\$162.26
Park Maintenance	Bldg/Facility Repair	072598	Winnick Supply	101	4320	\$145.44
Park Maintenance	Clothing & Personal	4233306648	Cintas Corporation	101	4320	\$33.31
Park Maintenance	Equipment Parts	P42107	MN Equipment	101	4320	\$169.16
Park Maintenance	General Operating	0611874-IN	Beacon Athletics LLC	101	4320	\$405.00
Park Maintenance	General Operating	0612278-IN	Beacon Athletics LLC	101	4320	\$395.00
Park Maintenance	Park/Landscaping	101403	Bjorklund Companies, LLC	101	4320	\$200.40
Park Maintenance	Park/Landscaping	101523	Bjorklund Companies, LLC	101	4320	\$355.00
Park Maintenance	Park/Landscaping	153946101-001	SiteOne Landscape Supply	101	4320	\$194.89
Park Maintenance	Park/Landscaping	154206978-001	SiteOne Landscape Supply	101	4320	\$66.60
Payroll	Insurance Premiums	CNS000187713	Delta Dental	101		\$52.06
Payroll	Insurance Premiums	CNS000187713	Delta Dental	101		\$692.61
Payroll	Insurance Premiums	265862736905	Medica	101		\$13,461.13
Payroll	Insurance Premiums	436200072025	NCPERS Group Life Ins	101		\$64.00
Payroll	Union Dues	06 2025	MN Public Employees Assn	101		\$351.00
Planning and Zoning	Professional Services Fees	36777	Landform	101		\$316.75
Planning and Zoning	Professional Services Fees	36777	Landform	101		\$1,735.25
Planning and Zoning	Professional Services Fees	36777	Landform	101		\$165.00
Planning and Zoning	Professional Services Fees	36777	Landform	101		\$362.00
Planning and Zoning	Professional Services Fees	36777	Landform	101		\$45.25
Planning and Zoning	Professional Services Fees	36777	Landform	101		\$45.25
Planning and Zoning	Professional Services Fees	36777	Landform	101	4191	\$45.25
Planning and Zoning	Professional Services Fees	36777	Landform	101	4191	\$748.75
Planning and Zoning	Professional Services Fees	36777	Landform	101	4191	\$271.50
Planning and Zoning	Professional Services Fees	36777	Landform	101	4191	\$3,478.00
Planning and Zoning	Professional Services Fees	36777	Landform	101	4191	\$27.50



City of East Bethel

June 23, 2025

Payment Summary

Planning and Zoning	Professional Services Fees	30591	TimeSaver Off Site Secretarial	101	4191	\$334.00
Recycling Operations	Gas Utilities	931922773	Xcel Energy	226	4323	\$25.27
Street Capital Projects	Architect/Engineering	55147	Hakanson Anderson Assoc. Inc.	406	4060	\$1,207.00
Street Capital Projects	Architect/Engineering	55151	Hakanson Anderson Assoc. Inc.	406	4060	\$650.00
Street Maintenance	Bldgs/Facilities	4233306648	Cintas Corporation	101	4322	\$9.08
Street Maintenance	Bldgs/Facilities	310817966	Premium Waters, Inc.	101	4322	\$57.24
Street Maintenance	Bldgs/Facilities	310824556	Premium Waters, Inc.	101	4322	\$4.38
Street Maintenance	Clothing & Personal	4233306648	Cintas Corporation	101	4322	\$33.31
Street Maintenance	Equipment Parts	02-1159066	Lano Equipment, Inc.	101	4322	\$210.05
Street Maintenance	Equipment Parts	P0803114	RDO Equipment	101	4322	\$671.52
Street Maintenance	Gas Utilities	931922773	Xcel Energy	101	4322	\$42.94
Street Maintenance	Information System	W2691614	RDO Equipment	101	4322	\$1,309.27
Street Maintenance	Motor Vehicles	1-109713-01	Country Side Services	701	4322	\$11,083.00
Street Maintenance	Motor Vehicles	375346	Karl Chevrolet	701	4322	\$49,325.93
Street Maintenance	Motor Vehicles Parts	TC061225-52	Emergency Automotive	101	4322	\$18.36
Street Maintenance	Shop Supplies	1539-351632	O'Reilly Auto Stores Inc.	101	4322	\$35.00
Street Maintenance	Street Maint Materials	35391	Menards Cambridge	101	4322	\$286.72
Water Utility Operations	Chemicals and Chem	7099934	Hawkins, Inc	601	4940	\$100.00
Water Utility Operations	Gas Utilities	06 2025-1	CenterPoint Energy	601	4940	\$41.45
Water Utility Operations	Gas Utilities	06 2025-2	CenterPoint Energy	601	4940	\$169.25
Water Utility Operations	Telephone	06 2025	CenturyLink	601	4940	\$154.26
Water Utility Operations	Telephone	06 2025	CenturyLink	601	4940	\$149.74
Water Utility Operations	Telephone	06 2025	CenturyLink	601	4940	\$140.31
						\$411,839.65



City of East Bethel

June 23, 2025

Payment Summary

Electronic Payroll Payments		
Payroll	PERA	\$10,459.85
Payroll	Federal Withholding	\$7,626.90
Payroll	Medicare Withholding	\$2,803.26
Payroll	FICA Tax Withholding	\$11,025.86
Payroll	State Withholding	\$3,802.00
Payroll	MSRS/H.S.A./HCSP	\$8,516.19
		\$44,234.06



CITY OF EAST BETHEL

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Payments

Current Period: June 2025

Payments Batch 20250623PAY				Total
Refer		0 ANOKA CNTY FIRE PROT COUNCI		-
Cash Payment	E 101-42210-433	Dues and Subscriptions	Annual Membership Dues	\$700.00
Invoice	360	1/1/2025		
Transaction Date	6/17/2025	First Bank & Trust	10100	Total \$700.00
Refer		0 ANOKA COUNTY TREASURY DEPT		-
Cash Payment	E 101-41320-309	Information Systems	Broadband Services	\$75.00
Invoice	B250609J	6/9/2025		
Cash Payment	E 101-42210-309	Information Systems	Broadband Services	\$75.00
Invoice	B250609J	6/9/2025		
Cash Payment	E 615-49851-309	Information Systems	Broadband Services	\$75.00
Invoice	B250609J	6/9/2025		
Transaction Date	6/17/2025	First Bank & Trust	10100	Total \$225.00
Refer		0 BEACON ATHLETICS		-
Cash Payment	E 101-43201-219	General Operating Suppl	Paint Striper	\$395.00
Invoice	0612278-IN	5/8/2025		
Cash Payment	E 101-43201-219	General Operating Suppl	Pitchers Rubber System-Adult, 3-spike Pitchers Rubber-Adult	\$405.00
Invoice	0611874-IN	6/4/2025		
Transaction Date	6/18/2025	First Bank & Trust	10100	Total \$800.00
Refer		0 BILLS QUALITY CLEANING		-
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/M	City Hall Facility Cleaning	\$380.00
Invoice	2711	6/1/2025		
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/M	Fire Sta #1 Facility Cleaning	\$418.00
Invoice	2713	6/1/2025		
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/M	Senior Ctr Facility Cleaning	\$168.00
Invoice	2715	6/1/2025		
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/M	Fire Sta #3 Cleaning	\$53.00
Invoice	2714	6/1/2025		
Transaction Date	6/18/2025	First Bank & Trust	10100	Total \$1,019.00
Refer		0 Bjorklund		-
Cash Payment	E 101-43201-225	Park/Landscaping Materi	Black Dirt	\$355.00
Invoice	101523	6/6/2025		
Cash Payment	E 101-43201-225	Park/Landscaping Materi	AG Lime	\$200.40
Invoice	101403	5/29/2025		
Transaction Date	6/18/2025	First Bank & Trust	10100	Total \$555.40
Refer		0 BOND TRUST SERVICES CORP		-
Cash Payment	E 310-31000-621	Fiscal Agent s Fees	REF: 97315-PA Series 2015A, Bond Agent Fee	\$475.00
Invoice	97315	6/18/2025		
Cash Payment	E 311-31100-611	Bond Interest	REF: 326815 Series 2014A Bond Payment	\$73,225.00
Invoice	95976	6/18/2025		
Cash Payment	E 311-31100-621	Fiscal Agent s Fees	REF: 97314-PA Series 2014A, Bond Agent Fee	\$475.00
Invoice	97314	6/18/2025		
Cash Payment	E 310-31000-611	Bond Interest	REF: 327838 Series 2015A, Bond Payment	\$170,550.00
Invoice	95977	6/18/2025		
Transaction Date	6/20/2025	First Bank & Trust	10100	Total \$244,725.00



Payments

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Refer	0 BOYER TRUCKS		-		
Cash Payment	E 101-42210-221	Motor Vehicles Parts	Fire Dept E-21; Terminal Femae M/P 63		\$2.90
Invoice	093P34959	6/6/2025			
Transaction Date	6/18/2025		First Bank & Trust 10100	Total	\$2.90
Refer	0 CENTERPOINT		-		
Cash Payment	E 601-49401-382	Gas Utilities	Gas Svc -9541753-1 Water Plant		\$169.25
Invoice	06 2025-2	6/16/2025			
Cash Payment	E 601-49401-382	Gas Utilities	Gas Svc 5937869-5 Minard Bldg		\$41.45
Invoice	06 2025-1	6/17/2025			
Transaction Date	6/20/2025		First Bank & Trust 10100	Total	\$210.70
Refer	0 CENTURYLINK		-		
Cash Payment	E 601-49401-321	Telephone	7634347348 691 Minard Bldg		\$140.31
Invoice	06 2025	6/10/2025			
Cash Payment	E 101-42210-321	Telephone	7634131622 946 Sta 1Fire Phone		\$57.99
Invoice	06 2025	6/10/2025			
Cash Payment	E 101-42210-321	Telephone	6514641240 520 CLB Fire Phone		\$88.25
Invoice	06 2025	6/10/2025			
Cash Payment	E 101-41320-321	Telephone	7634130614 154 City Hall Line4		\$153.54
Invoice	06 2025	6/10/2025			
Cash Payment	E 601-49401-321	Telephone	7634341700 895 Water Plant		\$149.74
Invoice	06 2025	6/10/2025			
Cash Payment	E 601-49401-321	Telephone	7634136876 894 Water Plant		\$154.26
Invoice	06 2025	6/10/2025			
Transaction Date	6/20/2025		First Bank & Trust 10100	Total	\$744.09
Refer	0 CINTAS CORPORATION		-		
Cash Payment	E 101-43220-403	Bldgs/Facilities Repair/M	Rugs/Mats		\$9.08
Invoice	4233306648	6/10/2025			
Cash Payment	E 101-43201-214	Clothing & Personal Equ	Uniforms/Parks		\$33.31
Invoice	4233306648	6/10/2025			
Cash Payment	E 101-43220-214	Clothing & Personal Equ	Uniforms/Streets		\$33.31
Invoice	4233306648	6/10/2025			
Transaction Date	6/18/2025		First Bank & Trust 10100	Total	\$75.70
Refer	0 COUNTRY SIDE SERVICES		-		
Cash Payment	E 701-43220-550	Motor Vehicles	Plow for 2025 Silverado Crew Cab		\$11,083.00
Invoice	1-109713-01	6/9/2025			
Transaction Date	6/18/2025		First Bank & Trust 10100	Total	\$11,083.00
Refer	0 Delta Dental		-		
Cash Payment	G 101-21707	Dental Insurance	Dental Premiums		\$692.61
Invoice	CNS0001877139	7/1/2025			
Cash Payment	G 101-21722	COBRA (Pierce)	Dental Premiums		\$52.06
Invoice	CNS0001877139	7/1/2025			
Transaction Date	6/20/2025		First Bank & Trust 10100	Total	\$744.67
Refer	0 ECKBERG LAMMERS		-		
Cash Payment	E 101-41610-303	Legal Fees	Legal Services		\$10,464.06
Invoice	05 2025	5/31/2025			
Cash Payment	E 101-41610-303	Legal Fees	Meetings		\$840.00
Invoice	46248	5/31/2025			



Payments

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Cash Payment	E 101-41610-303	Legal Fees	Zoning Enforcement	\$1,775.00
Invoice	46248	5/31/2025		
Cash Payment	E 101-41610-303	Legal Fees	Data Practices	\$73.50
Invoice	46248	5/31/2025		
Cash Payment	E 101-41610-303	Legal Fees	General Municipal	\$1,056.50
Invoice	46248	5/31/2025		
Cash Payment	E 101-41610-303	Legal Fees	Whispering Aspen Redevelopment	\$661.50
Invoice	46248	5/31/2025		
Cash Payment	E 101-41610-303	Legal Fees	22359 Bataan St NE	\$1,984.50
Invoice	46248	5/31/2025		
Cash Payment	E 232-23200-307	Professional Services F	137 Sims Rd NE	\$1,221.00
Invoice	46248	5/31/2025		
Cash Payment	E 101-41610-303	Legal Fees	1120 231st Ln NE	\$2,082.50
Invoice	46248	5/31/2025		
Transaction Date	6/18/2025		First Bank & Trust 10100	Total \$20,158.56
Refer	0 EHLERS			
Cash Payment	E 310-31000-621	Fiscal Agent s Fees	2025 Continuing Disclosure Reporting	\$1,775.00
Invoice	101770	5/31/2025		
Cash Payment	E 311-31100-621	Fiscal Agent s Fees	2025 Continuing Disclosure Reporting	\$1,775.00
Invoice	101770	5/31/2025		
Transaction Date	6/18/2025		First Bank & Trust 10100	Total \$3,550.00
Refer	0 EMERGENCY AUTOMOTIVE TECH			
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Soundoff Stud Mount Lighthouse Bracket Deck/Grille Bracket	\$18.36
Invoice	TC061225-52	6/12/2025		
Transaction Date	6/18/2025		First Bank & Trust 10100	Total \$18.36
Refer	0 FAIRCHILD EQUIPMENT			
Cash Payment	E 615-49851-223	Bldg/Facility Repair Sup	Springs	\$97.29
Invoice	PSO043223-1	6/9/2025		
Transaction Date	6/18/2025		First Bank & Trust 10100	Total \$97.29
Refer	0 FES, INC			
Cash Payment	E 101-42210-214	Clothing & Personal Equ	Custom Leather Helmet Front w/Ornament (qty 22)	\$1,333.75
Invoice	21468	4/22/2025		
Cash Payment	E 101-42210-214	Clothing & Personal Equ	LION Helmets w/Eyeshields	\$389.35
Invoice	21529	6/6/2025		
Transaction Date	6/18/2025		First Bank & Trust 10100	Total \$1,723.10
Refer	0 Hakanson Anderson Assoc.,			
Cash Payment	G 101-24500	Escrow	Viking Meadows-Phase I	\$23,321.00
Invoice	55142	6/6/2025		
Cash Payment	G 101-24500	Escrow	Site Plan Review-138 Laurel Rd NE	\$387.50
Invoice	55143	6/6/2025		
Cash Payment	G 101-24500	Escrow	Site Plan Review-D&D Contracting	\$542.50
Invoice	55143	6/6/2025		
Cash Payment	G 101-24500	Escrow	Hidden Pines/Prairie	\$155.00
Invoice	55144	6/6/2025		
Cash Payment	G 101-24500	Escrow	Elevage Development	\$736.00
Invoice	55145	6/6/2025		



Payments

Current Period: June 2025

Cash Payment	E 402-40200-302 Architect/Engineering Fe	Sims Rd, Davenport			\$3,340.90
Invoice 55146		6/6/2025			
Cash Payment	E 406-40600-302 Architect/Engineering Fe	2024 Street Improvement Project			\$650.00
Invoice 55151		6/6/2025			
Cash Payment	E 406-40600-302 Architect/Engineering Fe	2025 Street Improvement Project			\$1,207.00
Invoice 55147		6/6/2025			
Cash Payment	E 101-43110-302 Architect/Engineering Fe	Gen. Engineering, Meetings			\$607.50
Invoice 55148		6/6/2025			
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$30,947.40
Refer	0 Hawkins, Inc				
Cash Payment	E 601-49401-216 Chemicals and Chem Pr	Cylinder Demurrage			\$100.00
Invoice 7099934		6/15/2025			
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$100.00
Refer	0 INTERNATIONAL SECURITY PROD				
Cash Payment	E 101-43201-223 Bldg/Facility Repair Sup	Tension Bar, Tension Bands, Carriage Bolt, Ties 9 GA Aluminum			\$89.58
Invoice 164959		6/10/2025			
Cash Payment	E 101-43201-223 Bldg/Facility Repair Sup	Tension Bar, WT 40 Pipe			\$315.22
Invoice 165150		6/12/2025			
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$404.80
Refer	0 KARL CHEVROLET				
Cash Payment	E 701-43220-550 Motor Vehicles	2025 Chevrolet Silverado 3500			\$49,325.93
Invoice 375346		5/27/2025			
Transaction Date	6/20/2025	First Bank & Trust	10100	Total	\$49,325.93
Refer	0 KIRVIDA FIRE, INC.				
Cash Payment	E 101-42210-402 Repairs/Maint Machinery	2002 Spartan/Luverne Pumper Repair			\$1,767.71
Invoice 13329		6/4/2025			
Transaction Date	6/20/2025	First Bank & Trust	10100	Total	\$1,767.71
Refer	0 LANDFORM				
Cash Payment	E 101-41910-307 Professional Services F	ZOA-Barndominiums			\$748.75
Invoice 36777		6/9/2025			
Cash Payment	G 101-24500 Escrow	D&D Contracting SP CUP VAR			\$1,735.25
Invoice 36777		6/9/2025			
Cash Payment	G 101-24500 Escrow	Blanco De Cola Predera			\$165.00
Invoice 36777		6/9/2025			
Cash Payment	G 101-24500 Escrow	Cliff Anderson Acres Concept			\$362.00
Invoice 36777		6/9/2025			
Cash Payment	G 101-24500 Escrow	Underdahl Variance			\$316.75
Invoice 36777		6/9/2025			
Cash Payment	E 101-41910-307 Professional Services F	IUP Renewal 19448 Isetta St NE			\$27.50
Invoice 36777		6/9/2025			
Cash Payment	E 101-41910-307 Professional Services F	Variance 144 Laurel Rd NE			\$271.50
Invoice 36777		6/9/2025			
Cash Payment	E 101-41910-307 Professional Services F	Admin Home Occ. 1839 210th Ave NE			\$45.25
Invoice 36777		6/9/2025			
Cash Payment	G 101-24500 Escrow	Variance 239 Aspen Rd NE			\$45.25
Invoice 36777		6/9/2025			



Payments

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Cash Payment	G 101-24500 Escrow	Viking Meadows			\$45.25
Invoice 36777	6/9/2025				
Cash Payment	E 101-41910-307 Professional Services F	City Business			\$3,478.00
Invoice 36777	6/9/2025				
Transaction Date	6/20/2025	First Bank & Trust	10100	Total	\$7,240.50
Refer	0 LANO				
Cash Payment	E 101-43220-229 Equipment Parts	Bobcat T590; Couplers, M & F ends, Valve			\$210.05
Invoice 02-1159066	6/9/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$210.05
Refer	0 MCFOA				
Cash Payment	E 101-41320-434 Conferences/Meetings	Membership Renewal; C.Frost			\$50.00
Invoice 02339	6/2/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$50.00
Refer	0 Medica				
Cash Payment	G 101-21706 Medical Insurance	Medical Premium			\$13,461.13
Invoice 265862736905	6/12/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$13,461.13
Refer	0 MENARDS CAMBRIDGE				
Cash Payment	E 101-41940-223 Bldg/Facility Repair Sup	Ballast & Bulbs			\$209.94
Invoice 35442	6/13/2025				
Cash Payment	E 101-42210-219 General Operating Suppl	6pk Wall Ancors, Picture Strips, Glaciermist Water, Dual Powerpulse			\$102.10
Invoice 35227	6/9/2025				
Cash Payment	E 101-43220-224 Street Maint Materials	Concrete Mix			\$286.72
Invoice 35391	6/12/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$598.76
Refer	0 MENARDS FOREST LAKE				
Cash Payment	E 101-43201-223 Bldg/Facility Repair Sup	Bolt Hook, Pipe Gate Hinge			\$73.72
Invoice 59014	6/5/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$73.72
Refer	0 MIDCONTINENT COMMUNICATION				
Cash Payment	E 101-42210-321 Telephone	132997001-Fire Dept.			\$20.25
Invoice 13299700114761	6/2/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$20.25
Refer	0 MN EQUIPMENT				
Cash Payment	E 101-43201-229 Equipment Parts	1 1/4" SQB, V-Belt			\$169.16
Invoice P42107	6/6/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$169.16
Refer	0 MN PUBLIC EMPLOYEES ASSN				
Cash Payment	G 101-21719 Union Dues	Union Dues			\$351.00
Invoice 06 2025	6/16/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$351.00
Refer	0 Nardini Fire Equipment Co.				
Cash Payment	E 101-41940-403 Bldgs/Facilities Repair/M	Senior Center Semi-Annual Compliance			\$514.00
Invoice INV00337484	6/9/2025				



CITY OF EAST BETHEL

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Payments

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Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$514.00
Refer	0 <u>NCPERS GROUP LIFE INS</u>				
Cash Payment	G 101-21708 Life Insurance - PERA		436200 -PERA Life Ins Premiums		\$64.00
Invoice	436200072025	6/1/2025			
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$64.00
Refer	0 <u>O REILLY</u>				
Cash Payment	E 101-43220-215 Shop Supplies		Wire Loom		\$35.00
Invoice	1539-351632	6/10/2025			
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$35.00
Refer	0 <u>PATTON HEATING AND AIR</u>				
Cash Payment	E 401-40100-403 Bldgs/Facilities Repair/M		HVAC unit for City Hall		\$13,025.00
Invoice	51425	6/5/2025			
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$13,025.00
Refer	0 <u>PLUNKETTS PEST CONTROL</u>				
Cash Payment	E 615-49851-307 Professional Services F		Arena Pest Control		\$117.29
Invoice	9219927	6/16/2025			
Transaction Date	6/20/2025	First Bank & Trust	10100	Total	\$117.29
Refer	0 <u>PREMIUM WATERS, INC.</u>				
Cash Payment	E 101-41940-403 Bldgs/Facilities Repair/M		City Hall Water Service		\$8.76
Invoice	310824555	5/31/2025			
Cash Payment	E 101-41940-403 Bldgs/Facilities Repair/M		City Hall Water Service		\$19.08
Invoice	310817965	5/29/2025			
Cash Payment	E 101-43220-403 Bldgs/Facilities Repair/M		Street Maint Water Service		\$4.38
Invoice	310824556	5/31/2025			
Cash Payment	E 101-43220-403 Bldgs/Facilities Repair/M		Street Maint Water Service		\$57.24
Invoice	310817966	5/29/2025			
Transaction Date	6/20/2025	First Bank & Trust	10100	Total	\$89.46
Refer	0 <u>RDO EQUIPMENT</u>				
Cash Payment	E 101-43220-229 Equipment Parts		Radio		\$671.52
Invoice	P0803114	6/11/2025			
Cash Payment	E 101-43220-408 Information System Serv		672GP Motor Grader Service		\$1,309.27
Invoice	W2691614	5/29/2025			
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$1,980.79
Refer	0 <u>RIVERLAND COMM COLLEGE</u>				
Cash Payment	E 101-42210-434 Conferences/Meetings		Training: J.King, M.Husnick, W.Hoffman, R.Henry		\$780.00
Invoice	1270776	4/2/2025			
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$780.00
Refer	0 <u>Robert B. Hill Company</u>				
Cash Payment	E 101-41940-403 Bldgs/Facilities Repair/M		Softner Rental		\$18.00
Invoice	57436	6/1/2025			
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$18.00
Refer	0 <u>SITEONE LANDSCAPE SUPPLY</u>				
Cash Payment	E 101-43201-223 Bldg/Facility Repair Sup		Angle Valve, Male Adaptor, Couplings		\$162.26
Invoice	154029482-001	5/27/2025			



CITY OF EAST BETHEL

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Payments

Current Period: June 2025

Cash Payment	E 101-43201-225	Park/Landscaping Materi	Red Clay Blocks Mounds & Batter Boxes, Grass Seed		\$194.89
Invoice 153946101-001	6/6/2025				
Cash Payment	E 101-43201-225	Park/Landscaping Materi	Mound Clay		\$66.60
Invoice 154206978-001	5/30/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$423.75
Refer	0 <i>SOLID REFRIDGERATION LLC</i>				
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/M	Freezer/Ice Machine Serviced		\$1,725.90
Invoice 73421	6/6/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$1,725.90
Refer	0 <i>TIMESAVER</i>				
Cash Payment	E 101-41320-307	Professional Services F	5/28 Council Work Meeting Minutes		\$172.00
Invoice 30589	6/13/2025				
Cash Payment	E 101-41320-307	Professional Services F	6/09 Council Work Meeting Minutes		\$172.00
Invoice 30590	6/13/2025				
Cash Payment	E 101-41320-307	Professional Services F	5/28 Council Meeting Minute Transcription		\$212.50
Invoice 30588	6/13/2025				
Cash Payment	E 101-41910-307	Professional Services F	5/27 Planning Meeting Minute Transcription		\$334.00
Invoice 30591	6/13/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$890.50
Refer	0 <i>US BANK EQUIPMENT FINANCE</i>				
Cash Payment	E 101-41320-413	Office Equipment Rental	Copier Contract E173M811164		\$435.00
Invoice 556858330	6/1/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$435.00
Refer	0 <i>WINNICK SUPPLY</i>				
Cash Payment	E 101-43201-223	Bldg/Facility Repair Sup	Square Tube Steel		\$145.44
Invoice 072598	6/9/2025				
Transaction Date	6/18/2025	First Bank & Trust	10100	Total	\$145.44
Refer	0 <i>Xcel Energy</i>				
Cash Payment	E 101-43220-382	Gas Utilities	Public Works - 302649546		\$42.94
Invoice 931922773	6/17/2025				
Cash Payment	E 615-49851-382	Gas Utilities	Arena - 302932849		\$93.95
Invoice 931922773	6/17/2025				
Cash Payment	E 101-41940-382	Gas Utilities	City Hall - 303326561		\$83.85
Invoice 931922773	6/17/2025				
Cash Payment	E 101-42210-382	Gas Utilities	Fire 303657700,951967,649546		\$128.73
Invoice 931922773	6/17/2025				
Cash Payment	E 226-43235-382	Gas Utilities	Recycling Ctr - 303996961		\$25.27
Invoice 931922773	6/17/2025				
Cash Payment	E 101-42210-382	Gas Utilities	Fire 303657700,951967,649546		\$67.60
Invoice 928722996	5/23/2025				
Transaction Date	6/20/2025	First Bank & Trust	10100	Total	\$442.34



Payments

Current Period: June 2025

Fund Summary

	10100 First Bank & Trust	
101 General		\$82,548.01
226 Recycling		\$25.27
232 EDA		\$1,221.00
310 2015A		\$172,800.00
311 2014A		\$75,475.00
401 Building Capital		\$13,025.00
402 Street Capital - State Aid		\$3,340.90
406 Street Capital - City		\$1,857.00
601 Water		\$755.01
615 Arena		\$383.53
701 Equipment Replacement		\$60,408.93
		<hr/>
		\$411,839.65

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$411,839.65
Total	<hr/>
	\$411,839.65

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL WORK MEETING

June 9, 2025

The East Bethel City Council met on June 9, 2025, at 6:00 p.m. for the regular City Council Work meeting at City Hall.

MEMBERS PRESENT: Ardie Anderson Suzanne Erkel Brian Mundle
 Tim Miller Jim Smith

ALSO PRESENT: Matt Look, City Administrator
 Carrie Frost, Administrative Coordinator

1.0 – CivicPlus Modules Project

Frost presented information on CivicPlus who they use to host their website. Frost stated that they are eligible for their free redesign as of last year, and she is trying to wrap in switching over to a .gov web domain and email addresses.

Frost stated that CivicPlus offers 8 main modules for staff and also modules for how the public can use their website. Frost discussed specific details of the different modules offered, including community development, social media archiving, process automation and digital services, mass notification, see-click-fix, audio eye, agenda and meeting management, and Next Request for data requests.

Smith asked if it could be used for meeting minutes. Frost stated that it would be a little heavier on the staff side.

Frost stated that she had staff go through and note which modules would be the most useful, and the number one wish was the community development module, especially the permitting software, because it could be a replacement for permit works. The next wish from staff would be the process automation and digital services modules. The third wish would be the agenda and meeting management module, especially on the staff side of making the agenda packets.

Frost noted that the Council could see the packet as it is added using the agenda and meeting management module. Erkel stated that would be helpful.

Smith asked what the costs would be. Look stated that the benefit to using CivicPlus is because it is all integrated and works seamlessly together.

Smith asked if they have spoken with other cities to see how they are using it. Frost stated that Blaine using the permitting software in the same way East Bethel would and Lino Lakes also uses something similar.

Frost stated that in the course of one year, the agenda management module would save her 105 hours in staff time, just for City Council packets.

Miller asked if the initial investment is higher or would they be paying the same amount every year. Frost noted that the initial investment would be higher but also they have a subscription fee.

Erkel asked if there are other companies that offer these services, and if so, what the price comparison is. Frost stated that there are other companies that offer similar packages, but not all of them. Frost noted that Civic Plus also owns Muni Code, which hosts the East Bethel City Code.

1 Anderson asked what the current costs are for permit works. Frost stated that she is not sure, but
2 they are having an issue getting support when it is needed.

3 Erkel stated that she is concerned about the privacy of the permits. Frost stated that only the files
4 deemed as public would be able to be seen by the public.

5 Erkel asked if there is closed captions on the City Council videos. Frost stated that there are no closed
6 captions on the City website, but there are on YouTube.

7 Look stated that they can get pricing together and bring it back to the Council to present more
8 information about time and cost savings.

9 **2.0 – Backlog of Files for Digitizing**

10 Look stated that they have paper files dating back years, which makes the files sometime difficult to
11 find. Look stated one of the issues challenged with is the cost to digitize these files and who would do
12 it. Look stated that there are companies that can bulk digitize these files, but it becomes
13 complicated.

14 Look noted that they are trying to assess having a service do it, train high schoolers for the summer,
15 or get residents of the community to assist.

16 Look posed the question, what happens if there is a fire. Look noted that it is critical to get the files in
17 a safe format so everything is accessible. Look stated they can get estimates of how much it would
18 cost for a service to do this, or if they would like residents to complete the project.

19 Frost stated that they got 2 licenses for Laserfiche, but right now, they have tools that they are not
20 able to use. Frost stated that they are looking at is the addition of a secondary share drive to place
21 the property files on.

22 Erkel stated that it could be a good idea to rent a couple of quick scanners for the community to use
23 rather than hiring a service. Look stated that he does think people in the community will set up and
24 help if asked.

25 Anderson asked for staff to bring this back to Council with more information.

26 **3.0 – Facility Study**

27 Look stated that there has been facilities studies done in the past specific to departments but never
28 City-wide. Look stated that a study like this is not inexpensive so they can research more if it is
29 something the Council would like to pursue.

30 Erkel stated that maybe this could wait until the next budget, because they cannot commit to more
31 spending right now.

32 Look stated that they can get an estimate and a better understanding for now.

33 **4.0 – Fire Station Flooring**

34 Fire Chief Cielocha stated that some of their floors need repairs. Fire Chief Cielocha stated that he
35 knows it will be a while before building or renovating a station so they can look at how they can make
36 the existing stations last longer. Fire Chief Cielocha also noted they got quotes to repair the flooring
37 and preserve the stations.

38 Look stated that this is the more reasonable option to try and save the flooring before it gets worse.
39 Look noted that they allocate \$50,000 for facilities, and there is about \$500,000 in there right now, so
40 they have the money ready to be used.

1 Erkel stated that she thinks he should go get all the quotes and bring it back to the Council. Erkel
2 stated 3 quotes would be good.

3 **5.0 – Crime-Free Community Ordinance**

4 Not discussed.

5 **6.0 – Adjourn**

6 Work Meeting adjourned at 6:53 p.m.

7 Submitted by:

8 Lilian Rokosz

9 *TimeSaver Off Site Secretarial, Inc.*

10

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL MEETING

June 9, 2025

The East Bethel City Council met on June 9, 2025, at 7:00 p.m. for the regular City Council meeting at City Hall.

MEMBERS PRESENT: Ardie Anderson, Suzanne Erkel, Brian Mundle
Tim Miller, Jim Smith

ALSO PRESENT: Matt Look, City Administrator
Eric Larson, City Attorney
Grace Gerard, City Planner

1.0 Call to Order

The June 9, 2025, City Council meeting was called to order by Mayor Anderson 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. Erkel stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

4.0 Presentations and Public Hearings

None.

5.0 Public Forum

Brian Mundle stated that he will be abstaining and stepping down from his position on the East Bethel City Council. Mr. Mundle stated that he will be using his rights as a resident to speak at public forum.

Brian Bezanson stated that he was appalled at the attack on BDM that happened at the previous meeting. Mr. Bezanson stated that he has been involved in City government for over 30 years.

Mr. Bezanson stated that Menard Lake Estates is the issue and the history goes back to before he was a resident here. Mr. Bezanson stated that he was present on the Council when the City took possession of the land due to tax forfeiting.

Mr. Bezanson stated that they had to buy out 4-6 residents so they could have their modular homes removed because the City did not want to be a landlord. Mr. Bezanson stated that back then, the budget was \$1,000,000, and 20% of that went to pay the bonds on Menard Lake Estates.

Mr. Bezanson believes that the contract with BDM that is being disputed was written by the City Attorney at the time, Randall, Dean & Goodrich. Mr. Bezanson stated that he would like to see a spreadsheet with all the figures and numbers from Miller.

Matt Dwyer stated that he is also appalled by the situation with BDM and requests that this discussion be put on the agenda so that everyone can present the information they have and there

1 can be full transparency. Mr. Dwyer stated that he has very pointed questions that he would like
2 answered at a future meeting.

3 Narendra "Ram" Ramnarine stated that he has issues with the attacks and lies regarding the situation
4 with BDM and wonders where the transparency is. Mr. Ramnarine asked that they open up the books
5 and show all the details regarding the money and interest.

6 Larson read a public comment from a resident, Mark Gimpl, containing two documents. One
7 regarding a complaint form dated 6/9/2025 regarding City Administrator Look. The comment stated
8 that at the May 28, 2025, City Council meeting, Look did not provide all the information regarding
9 their 6-horse IUP, and the information that was provided was misleading.

10 The second document from Mark Gimpl was another complaint form dated 6/9/2025 regarding
11 Mayor Anderson. The comment stated that at the May 28, 2025 City Council there was a section of
12 the City Code violated by the Mayor, *Robert's Rules of Order*.

13 Mr. Gimpl stated that he has great concern regarding the information Look provides to the Council
14 and stated that it is misleading and he is not doing his job to the best of his ability. Mr. Gimpl stated
15 that if Look presented the information he has access to, the IUP issue would go away and there
16 should be no dispute about it.

17 Sarah McLoughlin thanked the Council for the public forum and the opportunity that she had to
18 speak out about the situation with her neighbor. Ms. McLoughlin also thanked the Anoka County
19 Sheriff's Department and Fire Department for taking care of the situation and removing the needed
20 people. Ms. McLoughlin lastly thanked Jerry Streich because she said the issue would not have been
21 taken care of if it were not for him and his help.

22 Ms. McLoughlin stated that she believes the Council could have taken swifter action and did not do
23 their due diligence when the issue was brought to them back in 2024. Ms. McLoughlin stated that she
24 hopes to see change in the Council in the future.

25 Mary Wells stated that she was shocked at the attack made that night and that she disagrees with the
26 claims made. Ms. Wells stated that the investigation made was one-sided and gave clarification on
27 certain points made at the May 28, 2025, City Council meeting.

28 Ms. Wells stated that regarding the violation from the avoidance of commercial property taxes was
29 an oversight by the City's previous property assessor. Ms. Wells stated she would love this topic to be
30 brought up again in the future and would hate for this to go to court and cost the City more
31 unnecessary money.

32 Mark Fors stated that the City sent them a letter stating that their house was not in compliance with
33 the setback, which was a shock to them because they submitted all the paperwork and received a
34 certificate of compliance in November of 2024.

35 Mr. Fors stated that if their variance is denied, it would cost them about a million dollars to tear down
36 their home, move the slab, move the septic system, etc., all because of a clerical error from the City's
37 building department.

38 Brian Mundle Sr. stated that he is ready to fight all the lies that came from the City Council. Mr.
39 Mundle Sr. addressed Look on why he intentionally left out certain information when referring to the
40 contract with BDM at the last City Council meeting.

41 Mr. Mundle Sr. stated that it is unbelievable what is happening on this City Council.

1 Larry Bliese stated that he is a subcontractor of BDM and that BDM is a company that you want in a
2 City. Mr. Bliese stated that this seems like a personal attack on Mundle Jr. because he is in opposition
3 to some of the other council members' ideas.

4 Mr. Bliese stated that BDM goes above and beyond in all of their work.

5 Marcia Carson stated that the house behind her did not need a variance because the house could
6 have been attached to the garage and would not have infringed on anyone's setback. Ms. Carson
7 stated that the house is way too close to the fence, and it was no accident.

8 Gale Stone stated that she is a neighbor of Ms. Carson and she is shocked that everyone in authority
9 has been turning a blind ear while Ms. Carson has been complaining since before the house was built.
10 Ms. Stone stated that the house is out of place and does not belong there. Ms. Stone stated that she
11 thinks the house should be removed.

12 Brian Mundle Jr. referenced Minnesota State Statutes regarding the gifting of property and discussed
13 details that apply to his situation. Mr. Mundle Jr. discussed the deed and the lack of purchase price of
14 the property, referring to another section of the Minnesota State Statutes.

15 Mr. Mundle Jr. stated that there is nothing questionable about this situation, and he has all the
16 evidence to show the value of his property. Mr. Mundle Jr. stated that this whole situation is just a
17 smear campaign, and he is happy to answer any questions residents may have.

18 Mundle returned to his seat on the Council.

19 **6.0 Consent Agenda**

20 Item A: Approve Bill List

21 Item B: Approve Meeting Minutes, May 12, 2025, City Council Work Meeting

22 ~~Item C: Approve Meeting Minutes May 28, 2025 City Council Work Meeting~~

23 Item D: Approve Meeting Minutes, May 28, 2025 City Council Meeting

24 ~~Item E: Accept Resignation of Economic Development Authority Member~~

25 ~~Item F: Resolution 2025-32, Declaring Vacancy and Appointing New EDA Commissioner~~

26 ~~Item G: Appointment of Planning Commission Candidates~~

27 Erkel requested to pull Items E, F, and G. Miller requested to pull Item C.

28 **Erkel stated I'll make a motion to approve Consent Agenda as amended. Miller stated I'll second.**
29 Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any
30 opposed? That motion passes. **Motion passes unanimously.**

31 **6.0 C Approve Meeting Minutes, May 28, 2025 City Council Work Meeting**

32 Miller asked to include verbatim of what he stated at the May 28, 2025, City Council meeting. Miller
33 stated that he would like to have this brought up in the future so he can bring the bills and evidence
34 to present to the public.

35 **Miller stated I'll make a motion to table Item C of the Consent Agenda until Miller's verbatim**
36 **account is captured. Erkel stated I'll second.** Anderson asked any discussion? To the motion, all in
37 favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes**
38 **unanimously.**

39 **6.0 E Accept Resignation of Economic Development Authority Member**

40 Erkel thanked Ms. Lancrain for serving on the EDA and stated that she enjoyed getting to know her.

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

4 **6.0 F Resolution 2025-32, Declaring Vacancy and Appointing New EDA Commissioner**

5 Erkel stated that she cannot remember why she pulled this item from the consent agenda.

6 **Erkel stated I'll make a motion to approve Item F of the Consent Agenda. Miller stated I'll second.**
 7 Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any
 8 opposed? That motion passes. **Motion passes unanimously.**

9 **6.0 G Appointment of Planning Commission Candidates**

10 Erkel asked if there were any other applicants besides the 2. Erkel stated that in the future, she would
 11 like the applications and resumes to come before the Council.

12 **Erkel stated I'll make a motion to approve Item G of the Consent Agenda. Mundle stated I'll**
 13 **second.** Anderson asked any discussion?

14 Smith stated that they have discussed going from a 7-member Planning Commission to a 5 member.
 15 Smith stated that he was at the Planning Commission meeting when Kristina Pagnac did her
 16 interview, and she did a great job. Smith noted that Eldon Holmes was a no-show. Smith stated that
 17 he has no problems approving Ms. Pagnac, but if they decide to reduce the Planning Commission to 5
 18 members, her term would end at that time. Smith also noted that he would vote no to Mr. Holmes.

19 Erkel withdrew her motion.

20 Look asked Larson to clarify on appointment terms that need to be completed.

21 Larson stated that the Council has the ability to appoint for a lesser term than the customary term if
 22 desired. Erkel asked if they could add a stipulation that states that the position would be terminated
 23 early if modification of the quantity of Planning Commission members was made. Larson stated that
 24 there could be.

25 **Smith stated I'll make a motion to approve Kristina Pagnac as a Planning Commissioner and deny**
 26 **Eldon Holmes for the second choice as a Planning Commissioner.**

27 Smith withdrew his motion to make it less complicated.

28 **Smith stated I'll make a motion to approve Kristina Pagnac onto the Planning Commission. Miller**
 29 **stated I'll second.** Anderson asked any discussion?

30 Erkel stated that she would like to see their applications and resumes to create her own opinion.

31 Smith withdrew his motion.

32 **Smith stated I'll make a motion to table Item G of the Consent Agenda until the next City Council**
 33 **meeting. Erkel stated I'll second.** Anderson asked any discussion? To the motion, all in favor say
 34 aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

35 **7.0 New Business. Commission, Association, and Task Force Reports**

36 **7.0 A Planning Commission**

37 **7.0 A.1 Site Plan, CUP, Variances: D&D Construction LLC, 21476 Johnson Street NE**

38 Kendra Lindahl stated this request is for a Site Plan, CUP, and 4 variances to allow exterior storage for
 39 equipment on the property located at 21476 Johnson Street NE. Ms. Lindahl stated that the property
 40 is zoned B-3 Highway Commercial.

1 Ms. Lindahl stated that the Site Plan is for exterior storage, the CUP is for exterior storage as an
2 accessory use to the principal use on the lot, and the 4 variances are for storage in the front yard,
3 exterior storage square footage more than 2 times square footage of the principal building, allow a 6-
4 foot fence in the front yard, and to allow a chain link fence.

5 Lindahl noted that the Planning Commission made no recommendation on variance #2, but voted 5-0
6 to recommend approval of variances 1, 3, and 4. Following the Planning Commission meeting, staff
7 consulted with the City Attorney and found that variance #2 is required for the fenced area, which
8 would be considered the exterior storage area. The draft resolution includes the Planning
9 Commission recommendation for approval of Variances 1, 3, and 4 and approval for variance #2.

10 Lindahl stated that staff recommends adopting the draft resolution approving the Site Plan,
11 Conditional Use Permit, and the 4 variances.

12 **Mundle stated I'll make a motion to adopt Resolution 2025-33, approving a Site Plan and granting a**
13 **Conditional Use Permit and granting 4 variances from the Zoning Ordinance for exterior storage on**
14 **a property located at 21476 Johnson Street NE. Erkel stated I'll second.** Anderson asked any
15 discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That
16 motion passes. **Motion passes unanimously.**

17 **7.0 A.2 Concept Plan Review: Subdivision, PIN 12-33-23-14-0002**

18 Gerard stated that the City received an application from Tom Carlisle of Sherco Construction for a
19 Concept Plan Review of a 3-lot subdivision located north of 217th Avenue.

20 Gerard stated that the property is zoned and guided Rural Residential, the property is within the
21 Significant Natural Environmental Area Overlay, and the property is 19.44 acres.

22 Gerard noted that the applicant is requesting feedback on the Concept Plan before applying for a
23 rezoning, PUD preliminary plan, and preliminary plat.

24 Gerard stated that staff found the proposed subdivision complies with the development standards of
25 the City Code and does not increase the overall average density of the RR District beyond what is
26 allowed in the Comprehensive Plan.

27 Gerard presented the sketch plan submitted by the applicant. Gerard stated that the Planning
28 Commission voted 5-0 to recommend approval of the subdivision and PUD Concept plan.

29 Gerard stated that staff recommends adopting the draft resolution approving the subdivision and
30 PUD Concept Plan for "Cliffs Anderson Acres" as recommended by the Planning Commission.

31 **Mundle stated I'll make a motion to adopt Resolution 2025-34, approving the Concept Plan of**
32 **"Cliffs Anderson Acres". Erkel stated I'll second.** Anderson asked any discussion?

33 Mundle asked where they ended up with the discussion regarding the ratio of 1 unit per 10 acres.
34 Gerard stated that staff met with the City Attorney and found that the City has been interpreting
35 ratio to represent the RR district as a whole, not just each subdivision.

36 Larson stated that approval of this resolution does not bind the City to the plan or the subdivision but
37 rather signals to the developer that the overall concept meets the general consensus of the Council.

38 Erkel asked about the 1 in 10 ratio. Gerard stated that in the Comprehensive Plan there is a density
39 standard for each of their land use categories, and the standard for Rural Residential is 1 unit per 10
40 acres.

Gerard also noted that in City Code the density standard for Rural Residential is 1 unit per 2.5 acres, which will be reviewed by staff as they revise the City Code.

Erkel asked if they increased their park fees and what they are. Look stated that they are \$2,000 per lot. Erkel stated that she thinks there should be a discussion regarding increasing park fees.

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

Motion passes unanimously.

7.0 A.3 Variances: Garage Size, Impervious Surface, Metal Siding, 138 Laurel Road NE

Gerard stated this is a request for 3 variances to allow a single car garage, impervious surface exceeding 25% of the lot coverage in the Shoreland Overlay District, and metal siding for property located at 138 Laurel Road NE. Gerard stated that the property is zoned Coon Lake Residential, is guides Coon Lake, and is within the Shoreland Overlay District.

Gerard noted that the applicant is proposing to build a single-family home on the property.

Gerard noted that the first variance being requested is a variance from the minimum garage size of 24' x 24' (576 sq. ft.) established in Section 22.7, Subdivision B of the Zoning Ordinance to allow for a 12' x 34' (408 sq. ft.) single-car garage.

Gerard noted that the second variance requested is a variance from the 25% impervious surface lot coverage standard as established in Section 57.10, Subdivision B of the Zoning Ordinance, to allow coverage of 27.6% of the lot area.

Gerard noted that the third variance being requested is a variance from the siding material standards established in Section 13.1, Subdivision A of the Zoning Ordinance to allow metal siding on the proposed residential structure.

Gerard stated that in order to grant a variance, the applicant must demonstrate that the request meets all three of the tests for "practical difficulties" including reasonable use of the land, uniqueness of the land that is out of the control of the owner, and that the request would not alter the existing character of the neighborhood.

Gerard stated that the Planning Commission held a public hearing at the May 27, 2025, meeting. Other than the applicant's daughter, who was in attendance to represent the applicant, there was no one present to comment during the public hearing. The Planning Commission voted 3-2 to approve all 3 variance requests. 2 Planning Commissioners found that the metal siding variance did not meet the uniqueness test required for the granting of a variance. 1 Commissioner also found that the impervious surface variance did not meet the uniqueness standard required for granting a variance.

Gerard stated that staff recommends adopting the draft resolution approving the 3 variances for 138 Laurel Road NE as recommended by the Planning Commission.

Erkel stated I'll make a motion to adopt Resolution 2025-35, granting variances from Section 22.7, Subdivision B of the Zoning Ordinance for a 12 x 34 foot garage, from Section 57.10, Subdivision B for an impervious surface coverage of 27.6%, and from Section 13.1, Subdivision A for metal siding on property located at 138 Laurel Road NE. Miller stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

7.0 A.4 Variances: Rear Setback and Impervious Surface, 144 Laurel Road NE

Gerard stated that this request is for variances for a reduction of the rear yard setback for a principal structure and an increase in the amount of impervious surface allowed for the property located at

1 144 Laurel Road NE. Gerard stated that this property is zoned Coon Lake Residential and guide Coon
2 Lake. The property is within the Shoreland Overlay District.

3 Gerard noted that this applicant was issued a building permit for this site in April 2024. Gerard added
4 that without a variance, the homeowner may encounter issues with reselling or repairing the home.
5 Gerard noted that this is a result of a clerical error.

6 Gerard noted that the 2 variances requested are a variance from Section 51.7, Subd. B of the Zoning
7 Ordinance to allow a setback reduction from 25 ft. to 9.3 ft and a variance from Section 57.10, Subd.
8 B of the Zoning Ordinance to allow for impervious surface coverage of 25.09%, exceeding the 25%
9 limit within the Shoreland Overlay District.

10 Gerard stated that the Planning Commission held a public hearing on this item on May 27, 2025.
11 During the public hearing, one neighbor spoke in opposition of the variance request, citing concerns
12 over the proximity of the applicant's home to her property line. The applicant was present to speak
13 on the item. The Planning Commission voted 5-0 to recommend approval of both variance requests.

14 Gerard stated that staff recommends adopting the draft resolution approving the 2 variances for 144
15 Laurel Road NE, as recommended by the Planning Commission.

16 Erkel asked how the applicant got a certificate of occupancy. Look stated that it is a mystery to staff
17 as well. Erkel stated that there needs to be some accountability.

18 **Erkel stated I'll make a motion to adopt Resolution 2025-36, granting variances from Section 51.7,**
19 **Subdivision B of the Zoning Ordinance for a rear yard setback of 9.3 feet and from Section 57.10,**
20 **Subdivision B for an impervious surface coverage of 25.09% on a property located at 144 Laurel**
21 **Road NE. Miller stated I'll second.** Anderson asked any discussion? To the motion, all in favor say
22 **aye. All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

23 **7.0 A.5 Final Plat: Hidden Prairie**

24 Gerard stated that this a Final Plat for "Hidden Prairie" for a 17-lot subdivision located at PID #22-33-
25 23-33-0005 and #22-33-23-34-0006.

26 Gerard stated that T.H. Construction of Anoka has applied for a Final Plat approval for a subdivision
27 with 17 buildable lots. The property is zoned and guided Rural Residential.

28 Gerard noted that City Council approved a Concept Plan for Hidden Prairie on August 14, 2023,
29 approved a Preliminary Plat on February 12, 2024, and the City received a Final Plat application and
30 supporting materials on April 23, 2025.

31 Gerard stated that staff has found the Final Plat request meets the standards in the Code and
32 matches the Preliminary Plat previously approved by the City.

33 Gerard stated that a Development Agreement will be drafted at a later date for execution by the City
34 and Developer prior to the Final Plat recording with Anoka County.

35 Gerard stated that staff recommends adopting the draft resolution approving the Final Plat for
36 Hidden Prairie.

37 **Mundle stated I'll make a motion to adopt Resolution 2025-37, approving the Final Plat of "Hidden**
38 **Prairie". Erkel stated I'll second.** Anderson asked any discussion? To the motion, all in favor say aye.
39 **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

40 **7.0 B Economic Development Authority**

41 None.

1 **7.0 C Park Commission**

2 None.

3 **8.0 Department Reports**

4 **8.0 A Community Development**

5 None.

6 **8.0 B Engineer Report**

7 None.

8 **8.0 C City Attorney**

9 None.

10 **8.0 D Finance**

11 None.

12 **8.0 E Public Works**

13 None.

14 **8.0 F Fire Department**

15 None.

16 **8.0 G City Administrator Report**

17 **8.0 G.1 2026-2028 MNPEA Labor Agreement**

18 Look stated that the City of East Bethel has 9 full-time employees (8 Public Works Maintenance
19 Technicians) and (1 Building Inspector) who are represented by the Minnesota Public Employees
20 Association (MPEA). The labor agreement between the City of East Bethel and the employees
21 represented by MPEA is set to expire on December 31, 2025.

22 Look noted that at the February 10, 2025, City Council meeting, City Council directed the City
23 Administrator to begin contract negotiations with the MPEA for a labor agreement for a term of
24 January 1, 2026, through December 31, 2028.

25 Look stated that he had an initial meeting with MPEA representatives on April 22, 2025, and then a
26 series of meetings with the Finance Committee, MPEA, and a closed session with the entire City
27 Council to discuss proposals.

28 Look stated that these contract negotiations have now concluded and have culminated in the
29 proposed 2026 -2028 red line version included in the packet. This agreement has been approved by
30 the MPEA membership and would replace the current contract, which will expire December 31, 2025.

31 Look noted that they were fortunate to have a 3-year contract on the prior agreement, and it was
32 unique because at the beginning of the contract, inflation was reasonable, then in the middle,
33 inflation shot up, and today inflation is reasonable again.

34 Look stated that when he did an analysis on the neighboring cities and asked what they pay for these
35 specific jobs, they found that East Bethel is 10% lower in salaries.

36 Look noted that this contract is less than what was requested by the Union. Look stated that the
37 increase that has been given to employees year to year has been 3% on average. Look stated that this
38 year they are proposing an 8% increase, and then 3% increase for the next 2 years after that to help
39 retain their people.

40 Erkel stated that their employees are deserving of this.

1 **Erkel stated I'll make a motion to approve the 2026-2028 Union Contract as presented. Mundle**
2 **stated I'll second.** Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.**
3 Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

4 **9.0 – Other Items**

5 **9.0 A Staff Report**

6 Look updated that they have a signed Letter of Intent to purchase 1347 Sims Road and currently have
7 Larson working on a draft Purchase Agreement. Look stated that he has been in contact with the
8 County and looked at setbacks from MnDOT.

9 Look stated that from June 25-27, 2025, the League of Minnesota Cities will hold its conference in
10 Duluth.

11 **9.0 B Council Reports**

12 Smith asked if they have any more information on the 6-horse IUP that Mark Gimpl brought up during
13 the Public Forum. Look stated that he understands Mr. Gimpl's frustration and asked the City
14 Attorney to respond to the question.

15 Larson stated that there was an initial IUP issued for 6 horses, and then the Gimpls came back and
16 asked for an IUP for 2 horses. Once that was done for the same subject matter and use, the second
17 IUP cancels out the prior one.

18 Larson noted that the first IUP had already ceased and was no longer in legal force and effect, so it
19 was cancelled both ways. Larson noted that you cannot stack IUPs.

20 Larson stated that this is an Interim Use Permit, not permanent, meaning there is a defined length of
21 time. Larson noted that the Gimpls will have the opportunity to resubmit for the City Council to
22 determine what would be an appropriate IUP for horses on their property.

23 Look clarified that he is not at odds with the Gimpls. Look stated that his position on the matter is
24 that the conditions must be followed, and if they are not followed, there is a process for getting those
25 changes made.

26 Erkel made a public apology for not responding to residents who have reached out to her, and she
27 will reach out when she has a chance.

28 Erkel stated that she thinks \$2,000 for a park fee is crazy and thinks that they do not have enough
29 parks. Erkel stated that if they are getting so many more developments, they need more parks.

30 Erkel stated that she needs direction on if she wants to change an ordinance, and where does she go
31 to do that.

32 Look stated that if Erkel wants to let staff know what her goals/ideas are, then bring it to a work
33 session to talk through it with Gerard and Ms. Lindahl. Look noted that it takes time but they can get
34 it addressed.

35 Miller stated that what was presented at the work meeting a few weeks ago was fact, and the City
36 has been covering all the extra bills involved in that business. Miller stated that it is their job to bring
37 it to the public's attention.

38 Miller stated that he will never agree with City tax dollars being spent, maybe in a short-term
39 agreement, but not 2 decades worth of money out of the residents' pockets.

1 Miller stated that it is important to know where their tax dollars are going, and more than half of the
2 City did not know that their money was being spent that way. Miller challenged Mr. Mundle Sr. to pay
3 the bills that his business incurs.

4 **9.0 C Other**

5 None.

6 **10.0 Adjourn**

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

9 Meeting adjourned at 8:52 p.m.

10 Submitted by:

11 Lilian Rokosz

12 *TimeSaver Off Site Secretarial, Inc.*

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL WORK MEETING

May 28, 2025

The East Bethel City Council met on May 28, 2025, at 6:00 p.m. for the regular City Council Work meeting at City Hall.

MEMBERS PRESENT: Ardie Anderson Suzanne Erkel Brian Mundle
 Tim Miller Jim Smith

ALSO PRESENT: Matt Look, City Administrator

1.0 – Business Advisory Council

Look stated that they transitioned over from citizen involvement on the EDA to Council at the last, and he had brought up the possible opportunity for a Business Advisory Council, which would give them some community input. Look asked for the Council’s input to advise staff.

Miller stated that he thinks this is a great idea and could open up the doors for a lot of things for the City.

Erkel stated that she agrees, but they need to make sure they are talking with business owners, not residents or retired business owners.

Miller asked how often they envision them coming in and meeting. Look stated that they would speak to them and see what works best, but maybe quarterly.

Look stated that some retired business owners could provide very valuable input for the City as well.

Anderson asked if it would be set up like a work session. Look stated that they could do it like that or have a private meeting, depending on what their preferences are.

Anderson stated that the consensus is for the staff to move forward with the idea.

2.0 – Senior Center Liquor License

Look stated that staff did some preliminary research on the requested liquor license for the Senior Center, and the current Code is based on special permits. Look noted that the license for the Senior Center might be a little more difficult because it will require significant rewriting of the Code.

Mundle stated that he thinks it would be worth looking into.

Erkel asked what the difference was between Coon Lake and Whispering Aspen and the Senior Center. Mundle stated that alcohol is not permitted at Whispering Aspen. Anderson stated that Coon Lake is not City owned.

Look stated that they cannot contradict their other Code. Anderson asked if they could get an estimate on what a Code change would cost the City.

Look estimated a minimum of \$10,000 worth of work.

Look stated he will bring back more information for the Council to consider.

3.0 – Whispering Aspen Discussion

Mundle stated that he will be abstaining from any discussion and direction given to the City.

Look stated that they began looking into this and had their attorney look through the contract and asked to gain the desired next steps from the Council for this discussion.

1 Smith asked where they are with this. Look stated that currently, there is a purchase agreement and
2 he met with the Mundle's in April.

3 Smith asked Mundle who he was representing at that meeting. Mundle stated that he is abstaining
4 from the discussion.

5 Smith stated that he is concerned to know if Mundle was representing the City or the business at the
6 meeting.

7 Miller stated that he brought this up in September and was told that it was a good contract and that
8 the City was covering all the expenses. Miller stated that as a Councilmember for East Bethel who
9 was elected to protect the City's interest, he must ensure a transparent and honest governance.
10 Miller noted that in the last few months, they have uncovered a pattern that has cost their taxpayers
11 hundreds of thousands of dollars.

12 Miller stated that what should have been a temporary arrangement has become a 2-decade-long
13 misappropriation of public resources.

14 Miller stated that the Councilmember who works for the development company has misrepresented
15 facts.

16 Miller referenced Minnesota Statute 471.87 and discussed its implications and the violations.

17 Miller stated that this business has failed to pay commercial taxes while in the City's building, failed
18 to pay rent or utilities for 21 years for unidentifiable reasons, operated a commercial business in a
19 residential zone with an illegal sign since 2005, benefited from taxpayer-funded improvements, and
20 participated in questionable property transactions with a City councilmember.

21 Miller stated that they are trying to take immediate action to end all the unauthorized benefits,
22 pursue full reimbursement of taxpayer funds in able, request further investigation where
23 appropriate, and implement strict oversight measures to prevent taxpayers this from happening
24 again.

25 Miller stated that the taxpayers deserve to know how their tax dollars have been used.

26 Miller stated that they owe the business owners and developers who have followed all the
27 regulations and rules an apology, and they all deserve an equal playing field.

28 Miller stated that by operating a commercial enterprise in the Community Center, this business has
29 effectively deprived three vital public entities of a rightful tax revenue for 21 years, their schools,
30 their County, and the City.

31 Miller stated that the Councilmember's dual role as a public official and beneficiary of these
32 undervalued lots, combined with his employment by the developer, creates the exact type of conflict
33 and interest that Minnesota law prohibits.

34 Miller stated that everything he discussed is factual and is supported by the 2004 purchase
35 agreement.

36 Miller stated that he is outraged about what has been done in the last 21 years regarding this matter.

37 ***(Verbatim comments from Councilmember Miller are attached as an addendum.)***

38 Anderson stated that he does not have much knowledge regarding this since the discussion began in
39 September.

40 Smith stated that they have all the proof of it and would gladly give it to Anderson if desired.

1 Erkel stated that it not only took away from entities but also other businesses and prevented other
2 businesses from coming to East Bethel. Erkel stated that it is very disappointing.

3 Miller stated that they cannot allow this to go on.

4 Look stated that having gone through this, a portion of the contract has a road rework that needed to
5 be done and \$2,000 per property was set aside. Look stated that they have collected \$148,000 of
6 those properties. When the work was done in 2014, it cost \$266,871.80 with a deficiency of
7 \$188,871.80.

8 Look stated that there is some conflict between what the cost was, the deficiency, and what needs to
9 be accounted for.

10 Look stated that they have two options. (1) A five-year no-rent that they operate in this facility, and
11 they look at covering operating costs. (2) Go to Anoka County courts to initiate a declaratory action
12 and say that they believe X amount is owed to the City. Look stated the estimate to do that may fall
13 somewhere in the \$50,000 range.

14 Erkel stated that she says no to rent-free and she does not think that there is any business in the City
15 that is rent-free.

16 Look referenced Article 3.4 in the current contract.

17 Smith stated that the City is not responsible for the road overlay; the purchaser is, according to what
18 he has read.

19 Smith stated that the City should right out a bill to BDM for the \$188,871 that is owed.

20 Miller stated that he is not willing to let them have 5 more years rent-free when they have already
21 had 21 years.

22 Mundle Sr. from the audience began speaking about his side of the agreement and that he believes
23 when the City accounts for the interest on the money he put into an account, the City will actually
24 owe him \$100,000.

25 Miller stated that he thinks they need to hear from residents. Erkel stated that she thinks they should
26 pursue the court action.

27 Anderson stated that he is abstaining because he does not have any knowledge.

28 Smith stated that he would like to hear from the residents to see what they would like for the City to
29 do after reading all the information presented by Miller.

30 Look stated that it is incumbent upon both parties to come together and compromise. Look stated
31 the question is what that compromise should look like.

32 **4.0 – Crime-Free Community Ordinance**

33 Not discussed.

34 **5.0 – Adjourn**

35 Work Meeting adjourned at 7:01 p.m.

36 Submitted by:

37 Lilian Rokosz

38 *TimeSaver Off Site Secretarial, Inc.*

SECTION 1 - OPENING AND INITIAL FINDINGS

"[REDACTED]

stand before you tonight with a heavy heart but a firm resolve. As your elected representative, I have a solemn duty to protect our city's interests and ensure transparent, honest governance. Recent investigations have uncovered a disturbing pattern of misconduct that has cost our taxpayers [REDACTED] dollars over the past 21 years. *WHAT APPEARS TO BE 100's of Thousand of*

In 2004, our city entered into a Purchase Agreement with a developer for 75 acres of land. This agreement specifically stated that our city would retain Outlet C, which contained our community center. The developer was granted temporary office space use until the plat was completed. What should have been a temporary arrangement has instead become a two-decade-long misappropriation of public resources!

I Believe you could call a

Let me be clear about what our investigation has revealed:

For 21 years, this private business has occupied [REDACTED] square feet of our community center without paying: *APPROX. 400-600*

- Any rent
- Any utilities including electricity, gas, water, and sewer
- Internet, phone, or security system costs
- Building maintenance or cleaning services
- Snow removal or lawn care *- USE of Public Parking Lot to Store Trailers*
- Their share of major improvements including new AC units totaling \$19,800, new doors at \$13,000, and [REDACTED] roof repairs. *IT SEEMS IT SEEMS*

Even more troubling, this business has operated as a commercial enterprise in a residential zone while avoiding all commercial property taxes [REDACTED] *IT SEEMS*

The situation becomes more concerning when we examine the role of one of our sitting council members. This council member, who works for the development company, [REDACTED] misrepresented facts by claiming his father donated the community center to our city - a claim directly contradicted by the original Purchase Agreement. This same council member recently received two lots from the developer, valued between \$40,000-\$60,000 each, but recorded at only \$3,000 each in an apparent attempt to evade proper deed taxes. *IT APPEARS TO HAVE THAT LOOKS TO BE IN 2001*

WHAT LOOKS TO BE

only paying 1.65 Tax for Each Lot. One on each side of his home

"The impact of this situation extends far beyond just our city coffers. By operating a commercial enterprise [REDACTED] community center [REDACTED], this business ~~IT~~ ^{IN OUR} has effectively deprived three vital public entities of rightful tax revenue for 21 years: ^{SEEMS,}

1. Our Schools: Which could have used these funds for:

- Educational resources
- Teacher support
- Infrastructure improvements
- Student programs

2. Our County: Which has been denied resources for:

- Essential services
- Road maintenance
- Public safety
- Social services

3. Our City: Which could have directed these funds toward:

- Community improvements
- Public services
- Infrastructure needs
- Emergency services

When we calculate the lost commercial property tax revenue over 21 years, split three ways among these entities, we're talking about significant resources that should have been serving our community's children, families, and residents. Instead, these tax dollars were effectively gifted to a private business through what appears to be a deliberate misuse of tax- [REDACTED].

DOLLARS

This isn't just about one business avoiding its fair share - it's about two decades of lost resources that could have been investing in our community's future, our children's education, and our county's services. Every taxpayer in our community has been carrying an extra burden while [REDACTED] business enjoyed these improper benefits.

IT APPROVES THIS

"While this may be difficult for our community to hear, [REDACTED]
[REDACTED] But as Councilman who take a oath, we cannot allow personal relationships to override our responsibility to protect public resources and maintain ethical governance. This isn't about politics or popularity - it's about upholding the law and protecting taxpayer interests. Every dollar that appears to have funded this private business was a dollar that could have been used for our community's genuine needs. As your elected officials, we must act on these findings, regardless of how uncomfortable or challenging that may be." *It's our job to do so!*

"To the 236 legitimate businesses in our city who have faithfully:

- Paid their rent and utilities
- Complied with zoning requirements
- Paid their proper taxes
- Operated transparently and legally
- Shouldered their fair share of operating costs

We owe you an apology. You deserved better from your city government. While you've all played by the rules - paying your costs of doing business, following zoning laws, and contributing your fair share to our tax base ^{UNFORTUNATELY IT LOOKS LIKE} one business has been operating with unfair advantages at taxpayer expense for over two decades.

^{In my opinion} This ^{HAS TO} stops now! We cannot claim to support fair business practices while allowing one entity to operate under a completely different set of rules. Every business in our city deserves a level playing field. The days of special privileges and hidden subsidies are over. They Need to be Over!

^{need to be} We ~~are~~ committed to ensuring that all businesses in our city operate under the same rules, face the same obligations, and receive the same treatment under the law. No exceptions, no special deals, no matter who you know or what connections you have.

This is not just about recovering taxpayer funds ^{IN MY MIND} - it's about restoring faith in fair governance and ensuring every business owner in our community knows they're competing on equal terms and fair. ^{FOR TWO DECADES TAX DOLLARS HAVE}

^{BEEN SPENT.}

SECTION 2 - LEGAL IMPLICATIONS AND RESPONSE TO THREATS

"I must specifically address the legal implications of these actions. Minnesota Statute 471.87 explicitly states: 'Except as authorized in section 471.88, a public officer who is authorized to take part in any manner in making any sale, lease, or contract in official capacity shall not voluntarily have a personal financial interest in that sale, lease, or contract or personally benefit financially therefrom.'

#True

Key Point

The violations we've documented [redacted] *may include the following*

1. Failure to disclose direct financial interests gains
2. Failure to pay deed taxes
3. Deliberate concealment of true gift values
4. Violation of state disclosure requirements
5. Potential tax evasion through intentional undervaluation *or Non Commercial TAX payment*

Now, regarding potential legal threats against our city for exposing these facts - every statement made is documented and supported by:

1. The original 2004 Purchase Agreement
2. City property records and zoning ordinances
3. Detailed utility and maintenance records (21 years)

[redacted]

5. County property records showing undervalued lot transfers
6. Minnesota State Statutes *471.87 - 471.88*

[redacted]

8. [redacted] financial records showing taxpayer costs */ to the best of our ability from data on record and presented to us, from the city staff.*

Truth is an absolute defense against any claim of defamation. This business [redacted]: *appears to*

- Failed to pay commercial taxes *until this year! Reason why? HAVE*
- Failed to pay rent or utilities for 21 years *for 2 decades.*
- Operated commercially in a residential zone with illegal sign *since 2005*
- [redacted]
- Benefited from taxpayer-funded improvements *AC UNITS, New Doors, Roof Repair*
- Participated in questionable property transactions with a sitting council member

Trying to take

We are [redacted] action to:

1. End all unauthorized benefits *Stop Paying Their Bills*
2. Try and Pursue full reimbursement of taxpayer funds if possible
3. Request further investigations where appropriate
4. Implement strict oversight measures to protect our taxpayers

In my opinion

Appears to be

Any legal threats against our city would be unfounded. Our city's legal position is strong, our facts are documented, and our duty to protect taxpayer interests is clear. We will not be deterred from our obligation to:

is feel free

Our residents to bring this to the attention of our residents, as we took R/V DATA TO

- Protect public resources
- Ensure proper use of taxpayer funds
- Maintain transparency in government
- Uphold the law and our zoning ordinances
- Recover misappropriated public funds ~~available~~

The time for operating in shadows and silence has ended. Our residents deserve to know how their tax dollars and public resources have been used, and we stand ready to defend these truths in any forum necessary." *Moving forward*

Our residents have a right to say No!

To recap :

In 2004, our city entered into a Purchase Agreement with a developer for 75 acres of land. This agreement specifically stated that our city would retain Outlet C, which contained our community center. The developer was granted temporary office space use until the plat was completed. What should have been a temporary arrangement has instead become a two-decade-long misappropriation of public resources which did not benefit the city or its tax payers for two decades and at this company's current pace or average through the years will take approximately 15 more years to complete .

What appears to be A

[LEGAL SECTION]

Minnesota Statute 471.87

What appears to be

This law exists to protect taxpayers from exactly this type of self-dealing. The councilman's acceptance of these two lots, valued between \$40,000-\$60,000 each based on comparable sales in the same development, while deliberately recording them at just \$3,000 each, represents multiple violations:

could

1. Deliberate concealment of the true value of these gifts
2. Violation of state disclosure requirements for public officials *Because of High Value*
3. Potential tax evasion through intentional undervaluation *on Deed Tax*

The statute is unambiguous - public officials cannot have ^{ANY} hidden financial interests in matters they oversee. This councilman's dual role as both a public official and a beneficiary of these dramatically undervalued lots, combined with his employment by the developer, creates exactly the type of conflict of interest that Minnesota law prohibits, *in my opinion (Knows Tax Dollars were payin. Bills here & Dist nothing)*

The deliberate undervaluation of these lots from their true market value of \$40,000-\$60,000 to just \$3,000 each ^{might} suggests a conscious effort to evade proper deed taxes and hide the true nature of these transactions from public scrutiny. This pattern of deception directly violates the transparency requirements fundamental to public service.

When an elected official accepts valuable gifts from a developer doing business with the city, ^{OR} fails to disclose these gifts, ^{OR} underreports their value, they violate not just the letter of the law but the essential trust placed in them by our community.

Let me be absolutely clear - every statement I've made tonight is documented, *And appears* factual, and supported by: ↓

1. The original 2004 Purchase Agreement, a legally binding document

2. Our city's official property records and zoning ordinances
3. [REDACTED] utility and maintenance records spanning 21 years
4. Public tax records showing [REDACTED] failure to report commercial taxes .

This Funding or bill Paying By our residents
Need TO END. We could go door to door to
ASK our TAX payers who work hard, is it OK?

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

RESOLUTION 2025-38

**APPROVING APPLICATION FOR A TEMPORARY LIQUOR LICENSE FOR
ST. FRANCIS YOUTH HOCKEY ASSOCIATION FOR THE
2025 SFYHA IN THE STICKS HOCKEY TOURNAMENT FUNDRAISER**

WHEREAS, the St. Francis Youth Hockey Association (SFYHA), a nonprofit organization, has made application for a Temporary On-Sale Liquor License for the sale of alcohol at the SFYHA In The Sticks Hockey Tournament/fundraiser event to be held on September 12 through September 14, 2025 at the East Bethel Ice Arena, 20675 Highway 65 NE, East Bethel, MN 55011; and

WHEREAS, section 6-64 of the East Bethel Code of Ordinances restricts the purchase and consumption of 3.2 malt liquor or intoxicating liquor in any place of public gathering in the City, but allows the city council to waive this restriction when it finds that to do so appears in the interest of the public.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA that the application from the St. Francis Youth Hockey Association (SFYHA) for a Temporary On-Sale Liquor License for the 2025 SFYHA In The Sticks Hockey Tournament event on September 12-14, 2025 at the East Bethel Ice Arena, 20675 Highway 65 NE, East Bethel, MN 55011 is approved.

Adopted this 23rd day of June, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

Ardie Anderson, Mayor

ATTEST:

Matt Look, City Administrator

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



Meeting Date: June 23, 2025

Agenda Item Number: 8.0 A.1

Request: Site Plan for a Detached Accessory Structure as a Principal Use on a Vacant Parcel at the corner of Longfellow Drive NE and Cedar Road NE (PIN# 36-33-23-31-0010) (City File 25-018)

Review Deadline: August 1, 2025

Background/Context

The City received an application from James and Diana Saenger for a Site Plan to allow a detached accessory structure to be constructed as a principal structure on a vacant parcel (PIN# 36-33-23-31-0010) adjacent to their property at 447 Dogwood Road NE. The Section 14 of the Zoning Ordinance prohibits the construction of detached accessory structures on vacant lots except when approved by the City Council:

2. - General regulations.

- A. *No accessory building or structure shall be constructed on any lot prior to construction of the principal structure without prior approval of the city council.*

The City Zoning Ordinance does not specify how the City should present this type of request for consideration of the Council, but the City Attorney has advised staff to present this application as a site plan review to allow the Council to provide their decision to the applicant.

The applicant resides at 447 Dogwood Road NE. The proposed accessory structure would be on the adjacent lot to the south. The lot the owner resides on and the vacant lot are separated by Longfellow Drive NE and thus cannot be combined into one lot. The applicant acquired a portion of the vacant lot from the City in January 2024 (it was approved at the January 23, 2024 City Council meeting) and combined it with an adjacent parcel in June 2025 to create a 1.54-acre parcel on the south side of Longfellow Drive. The lot combination was a condition of the City sale.

The property is guided Coon Lake and zoned CL-Coon Lake Residential in the Shoreland Overlay District. The properties to the north, south, and west are all guided and zoned the same. The property to the east is guided Rural Residential and zoned RR-Rural Residential. The shoreline of Coon Lake is one block east of this parcel.

Analysis

The applicant intends to build a 30 x 48 ft. (1,440 sq. ft.) accessory structure on the northern portion of their lot with a proposed access point along Cedar Road NE. The applicant has not submitted a survey, but a site plan, blueprints, and soil borings have been provided.

Site Plan

The City Council should evaluate the request for compliance with the Site Plan ordinance standards in Section 4, Subd. 12. (E.6) of the Zoning Ordinance as noted below:

6) In evaluating its recommendation and approval, the planning and commission and city council shall take into consideration the following:

- a) Consistency with the city comprehensive plan;*

This property is guided Coon Lake and zoned Coon Lake Residential. The proposed use is an accessory use within the Zoning District. Two lots were combined to create this parcel and create the acreage necessary to build the structure.

b) Compliance with this ordinance;

This site is located in the CL – Coon Lake Residential in the Shoreland Overlay District. The following requirements must be met:

Setbacks and Coverage

The structure must meet the required setbacks.

Setback	Required
Front from City right-of-way in the Shoreland Overlay District	25 feet
Side	7 feet
Side from City right-of-way	25 feet
Rear	25 feet

The site plan shows that the structure meets the minimum setbacks required in the Zoning District.

Section 57-10(B) of the Zoning Ordinance requires that lots within the Shoreland Overlay District have a maximum impervious surface coverage of 25%. The applicant's site plan shows that this building will not exceed that.

Driveway

The applicant is adding a driveway onto Cedar Road NE. This lot does not have an existing access point. Lots in this Zoning District are permitted one entrance point from public right-of-way.

Building

Soil borings provided by the applicant show that this lot has a substantial amount of peat. The building department has been working with the applicant and their engineer to create a building plan for the structure that complies with the Building Code. A building permit would be required before the applicant would be able to begin construction on this lot. This has been noted in the approval resolution as a condition of approval.

c) The preservation of the site in its natural state, to the extent practicable, by minimizing tree loss, soil removal, and grading;

The site plan shows that the building will be constructed in a clearing visible on the aerial photography of the site. Some trees along Cedar Road NE may need to be cleared for the addition of the driveway.

d) The harmonious relationships between buildings, open spaces, natural site features, architectural details, and vehicular and pedestrian circulation;

This lot is currently vacant and tree covered. The applicant's plan shows that a majority of the land would be undisturbed outside of the location of the building and the driveway for the structure. The driveway would provide access along Cedar Road NE, a dirt road used to access two properties to the south of the proposed accessory structure.

e) The protection of adjacent and neighboring properties.

The properties to the east and west are vacant and covered by trees and grass. The properties to the south and north are occupied by single-family dwellings. The applicant's proposed structure will add another access point to Cedar Road NE. The parcel has a significant amount of tree coverage, screening the proposed structure from the surrounding parcels.

Summary

The application for a Site Plan to allow the construction of a detached accessory structure on a vacant parcel on the property located at PIN# 36-33-23-31-0010 requires review by the City Council to authorize the construction of an accessory structure on a vacant parcel. The Council may approve or deny the request.

City Council Recommendation

- a. Move to adopt the resolution approving the construction of a detached accessory structure on a vacant lot at PIN# 36-33-23-31-0010.

Or

- b. Move to adopt the resolution denying the construction of a detached accessory structure on a vacant lot at PIN# 36-33-23-31-0010.

Attachments:

1. Resolution of approval
2. Resolution of denial
3. Location Map
4. Site Plan dated 6/6/2025
5. Soil Borings dated 6/11/2025
6. Comments provided by building official dated 6/16/2025
7. Soil Borings dated 6/11/2025

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

RESOLUTION NO. 2025-39

A RESOLUTION **APPROVING** A SITE FOR A DETACHED ACCESSORY STRUCTURE AS A PRINCIPAL USE ON A VACANT LOT ON A PROPERTY LOCATED EAST OF CEDAR ROAD NE AND SOUTH OF LONGFELLOW DRIVE NE (PIN: 36-33-23-31-0010) LEGALLY DESCRIBED AS:

LOTS 1 THRU 6 BLK 58 COON LAKE BEACH 3RD MAP TOG/W N 770 FT OF W 50 FT OF E 1185 FT OF GOVT LOT 5 SEC 36 TWP 33 RGE 23; EX N 30 FT; SUBJ TO EASE OF REC

WHEREAS, the owner of property PIN: 36-33-23-31-0010, James and Diana Saenger, requested a site plan for the construction of a detached accessory structure as a principal structure on a vacant lot, and;

WHEREAS, the City of East Bethel sold the property to the Saengers in 2024 and required it to be combined with the adjacent parcel, and;

WHEREAS, the Saengers combined the parcels as required in June 2025, and;

WHEREAS, the City Council finds:

1. This property is zoned Coon Lake Residential – CL in the Shoreland Overlay district.
2. The applicant cannot combine the lot where the accessory structure is proposed with the lot where the home is located because of an intervening public street.
3. The construction of a detached accessory structure as a principal use on a vacant lot is only allowed with the approval of City Council according to Section 14-2(A) of the City Zoning Ordinance.
4. The application submitted on June 2, 2025 complies with the Site Plan standards in Zoning Ordinance.
5. The proposed structure complies with the accessory structure size limits in Section 14 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the site plan for the property located at PIN: 36-33-23-31-0010, subject to the following conditions:

1. The applicant must apply for a building permit and the permit must be issued by the City prior to the construction of the detached accessory structure.
2. A driveway permit must be submitted to the City for review and issued by the City prior to the construction of a driveway accessing Cedar Road NE.

3. The applicant must provide a current certificate of survey of the property with the building permit application.
4. No clearing and grubbing of oak trees should take place between April 1st and July 15th to prevent oak wilt infection from occurring and spreading to other properties.

Adopted this 23rd day of June, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

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

RESOLUTION NO. 2025-39

A RESOLUTION **DENYING** A SITE FOR A DETACHED ACCESSORY STRUCTURE AS A PRINCIPAL USE ON A VACANT LOT ON A PROPERTY LOCATED EAST OF CEDAR ROAD NE AND SOUTH OF LONGFELLOW DRIVE NE (PIN: 36-33-23-31-0010) LEGALLY DESCRIBED AS:

LOTS 1 THRU 6 BLK 58 COON LAKE BEACH 3RD MAP TOG/W N 770 FT OF W 50 FT OF E 1185 FT OF GOVT LOT 5 SEC 36 TWP 33 RGE 23; EX N 30 FT; SUBJ TO EASE OF REC

WHEREAS, the owner of property PIN: 36-33-23-31-0010, James and Diana Saenger, requested a site plan for the construction of a detached accessory structure as a principal structure on a vacant lot, and;

WHEREAS, the City Council finds:

1. This property is zoned Coon Lake Residential – CL and the use is an accessory use within the zoning district.
2. Section 14-2(A) of the City Zoning Ordinance prohibits construction of a detached accessory structure prior to construction of a principal structure on a lot without prior City Council approval.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby denies the site plan for the property located at PIN: 36-33-23-31-0010.

Adopted this 23rd day of June, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

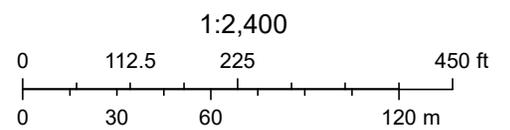
Ardie Anderson, Mayor

Matt Look, City Administrator

Accessory Structure on Vacant Lot PIN# 36-33-23-31-0010



6/20/2025, 11:53:19 AM



Longfellow R.



CEDAR RD/DRIVE

Driveway

Setback
25 ft plus

Setback
25 ft plus
(plus)

Setback
25 ft plus

48'

30'

Setback
25 ft plus

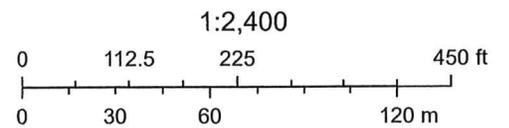
Service
Door
42"

over
Head
Door
12x16'

Property
Contiguous



6/2/2025, 12:00:19 PM



RE: Site Plan Review Application - PID# 36-33-23-31-0008/36-33-23-31-0009 - (25-018) The applicant resides at 447 Dogwood Road



Nick Schmitz

To  Grace Gerard

Cc  Nick Schmitz;  Steven Lutmer



Mon 6/16/2025 9:10 AM

Hi Grace,

I contacted William A. Becklin, the structural engineer who signed off on the building plans, he told me that he didn't know anything about the soil boring log indicating there was peat in the location of the building site. William said the building plans would have to be revised due to this information.

Nick Schmitz
City of East Bethel Building Official



Compliance Boring Log

Date: 6/11/2025
 Property Address: xxxx Cedar Road, East Bethel MN 55092
 Property Owner name: Diana Saenger

Boring 1				
Soil Horizons Depth	Color	Texture	Structure	Consistence
0-14"	10yr 5/4	Fill Sand	Friable	Weak
14-24"	10yr 3/2	Peat	Friable	Weak
Redox at 14" start of Peat				

Boring 2				
Soil Horizons Depth	Color	Texture	Structure	Consistence

Boring 3				
Soil Horizons Depth	Color	Texture	Structure	Consistence

THIS IS NOT A SURVEY

DATE: 6/11/25

BORINGS DONE BY DANIELLE LANG

LIC# 2449

FOR A POLEBARN BORING ONLY

XXXX CEDAR RD, EAST BETHEL

N

