

**City of East Bethel
City Council Agenda
City Council Regular Meeting
Date: August 11, 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)

- 1.0 Call to Order**
- 2.0 Pledge of Allegiance**
- 3.0 Adopt Agenda**
- 4.0 Presentations and Public Hearings**
- 5.0 Public Forum**
- 6.0 Consent Agenda (p. 2-3)**
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. 4-16)
 - B. Tabled Minutes: July 14, 2025 City Council Meeting (p. 17-27)
 - C. Minutes: July 28, 2025 City Council Meeting (p. 28-33)
 - D. Approve the Hire of Seasonal Ice Arena Attendants and Advertisement
 - E. Approve Hire of New Fire Fighter
 - F. Approve Posting of Request for Proposal: Facility Needs Study
- 7.0 New Business - Commission, Association and Task Force Reports**
 - A. Planning Commission
 - B. Economic Development Authority
 - C. Park Commission
- 8.0 Department Reports**
 - A. Community Development
 - B. Engineer
 - C. City Attorney
 - D. Finance
 - E. Public Works
 - F. Fire Department
 - G. City Administrator
 - 1. Approve BDM Lease Agreement (p. 34-39)
- 9.0 Other**
 - A. Staff Report
 - B. Council Reports
- 10.0 Adjourn**

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



Date: August 11, 2025

Agenda Item Number: Item 6.0 A-F

Requested Action: Consider approving the Consent Agenda as presented

Background Information:

Item A – Approve Bills

Item B – Tabled Minutes: July 14, 2025 City Council Meeting Minutes

Tabled minutes from the June 23, 2025 City Council meeting are attached for your review.

Item C – July 28, 2025 City Council Meeting Minutes

Minutes from the July 28, 2025 City Council meeting are attached for your review.

Item D – Approve the Hire of Seasonal Ice Arena Attendant and Advertisement

The City Council initially authorized advertising for the Seasonal Ice Arena Attendant positions at the June 24th 2024 Council Meeting. The City advertises this position on the City webpage, EB Chamber job site, and the League of MN Cities website. The City will continue to receive applications on a rolling basis and interview candidates as necessary to ensure the proper number of seasonal staff is hired to meet the demands of the arena.

City staff recommends the re-hiring of Gabriel Kelley, Kyler Clancy, and Lucas Becker for the seasonal ice arena attendant position. Each of these employees worked the previous season at the East Bethel Ice Arena. Staff is recommending an hourly wage of \$20.00/hour due to their experience and proven job performance.

Funding for these positions is provided for in the Ice Arena Enterprise Fund for 2025-2026.

Item E – Approve Hire of New Fire Fighter

The East Bethel Fire Department started a significant recruitment and retention campaign in April of this year. This resulted in eight applications being submitted for consideration. Those applications were evaluated, and the applicants were interviewed by a panel that consisted of Deputy Chief Uden, District Chief Hoffman, LT King, and FFs Downie and Madson. Based on their recommendation, all eight applicants were interviewed one-on-one with Chief Cielocha. Seven were moved onto the next step, which consisted of background checks with the Anoka County Sheriff's Office. One applicant decided to pull their application from consideration due to a conflict with the fire department's training schedule. One individual is being recommended for consideration for the position of probationary firefighter tonight. This is in addition to the four that were approved on July 28, 2025.

The financial impact is budgeted for and includes initial uniforms, turnout gear, and education provided through the Anoka County Fire Training Academy.

Chief Cielocha recommends that Alexander Christianson be appointed to the position of probationary firefighter with the East Bethel Fire Department.

Item F – Approve Posting of Request for Proposal: Facility Needs Study

The City of East Bethel owns and operates four facilities of various ages and owns property at different geographic locations around the City. Based on the varying age and condition of the facilities, along with the current and future needs of the City, a facilities space needs planning study is being sought to determine feasible options and help guide decision making by the City Council and City staff.

A Request for Proposal (RFP) has been drafted outlining what areas the facilities needs study should focus. There is no obligation to accept any of the proposals nor an obligation to move forward with any of the recommendations that a proposal might outline.

The quoted costs to perform the study will be presented to the City Council upon closure of the submittal period for their acceptance or denial. If a proposal is accepted, the study would be funded from the Building Capital Fund.

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
August 11, 2025
Payment Summary

Payments for Council Approval						
Bills to be approved for payment						\$86,567.72
Electronic Payroll Payments						\$36,205.82
Payroll City Staff - July 31, 2025						\$44,978.99
Total to be Approved for Payment						\$167,752.53
Dept Descr	Object Descr	Invoice	Check Name	Fund	Dept	Amount
Arena Operations	Bldg/Facility Repair Supplies	616690	Becker Arena Products,Inc	615	49851	\$883.86
Arena Operations	Bldg/Facility Repair Supplies	62948	Menards - Forest Lake	615	49851	\$107.94
Arena Operations	Bldgs/Facilities Repair/Maint	315542620	Trane U.S. Inc.	615	49851	\$1,587.50
Arena Operations	Bldgs/Facilities Repair/Maint	35032332346	Wright-Hennepin Coop Electric	615	49851	\$44.90
Arena Operations	Refuse Removal	12155654T067	Ace Solid Waste, Inc.	615	49851	\$312.49
Building Inspection	Conferences/Meetings	DLIMN2001352467	Nick Schmitz	101	42410	\$100.00
Building Inspection	Conferences/Meetings	DLIMN2001352497	Steve Lutmer	101	42410	\$100.00
Building Inspection	Telephone	08 2025	T MOBILE	101	42410	\$30.02
City Administration	Office Equipment Rental	561226093	US Bank Equipment Finance	101	41320	\$464.29
City Administration	Office Supplies	IN4893159	Innovative Office Solutions	101	41320	\$160.41
City Administration	Printing and Duplicating	25-31757	Riteway Business Forms	101	41320	\$488.82
City Administration	Professional Services Fees	30812	TimeSaver Off Site Secretarial	101	41320	\$293.50
City Administration	Professional Services Fees	30813	TimeSaver Off Site Secretarial	101	41320	\$212.50
Economic Development Authority	Professional Services Fees	598790	First Student Inc.	232	23200	\$285.00
Economic Development Authority	Professional Services Fees	30815	TimeSaver Off Site Secretarial	232	23200	\$172.00
Finance	Sales Tax Remittance	07 2025	Minnesota Revenue	101		\$291.00
Fire Department	Bldgs/Facilities Repair/Maint	2726	Bill's Quality Cleaning	101	42210	\$168.00
Fire Department	Bldgs/Facilities Repair/Maint	2727	Bill's Quality Cleaning	101	42210	\$53.00
Fire Department	Bldgs/Facilities Repair/Maint	10063707	Plunkett's Pest Control	101	42210	\$213.20
Fire Department	Bldgs/Facilities Repair/Maint	35032332213	Wright-Hennepin Coop Electric	101	42210	\$27.50
Fire Department	Bldgs/Facilities Repair/Maint	35032332213	Wright-Hennepin Coop Electric	101	42210	\$5.50
Fire Department	Clothing & Personal Equipment	358614	Aspen Mills, Inc.	101	42210	\$305.50
Fire Department	Clothing & Personal Equipment	21595	FES, Inc.	101	42210	\$88.00
Fire Department	Conferences/Meetings		Cielocha, Jeff	101	42210	\$38.39
Fire Department	General Operating Supplies	37714	Menards Cambridge	101	42210	\$120.31
Fire Department	Motor Fuels	1012686	Linwood Country Store	101	42210	\$19.70
Fire Department	Motor Fuels	361454	SPEEDWAY #4788	101	42210	\$20.49
Fire Department	Motor Vehicles Parts	127393774	Fleet Pride	101	42210	\$4.20
Fire Department	Motor Vehicles Parts	p51950	MacQueen	101	42210	\$325.00
Fire Department	Refuse Removal	12155654T067	Ace Solid Waste, Inc.	101	42210	\$100.80
Fire Department	Refuse Removal	12155654T067	Ace Solid Waste, Inc.	101	42210	\$41.62
Fire Department	Repairs/Maint Machinery/Equip	13431	Kirvida Fire, Inc.	101	42210	\$2,737.46
Fire Department	Safety Supplies	44419105	Henry Schein, Inc.	101	42210	\$299.31
Fire Department	Telephone	13864340214851	Midcontinent Communications	101	42210	\$96.14
Fire Department	Telephone	08 2025	T MOBILE	101	42210	\$95.05
Fire Department	Telephone	6118842804	Verizon	101	42210	\$560.14
General Govt Buildings/Plant	Bldg/Facility Repair Supplies	SEI 1889366	ASSA ABLOY ENTRANCE SYSTEMS US INC.	101	41940	\$544.42
General Govt Buildings/Plant	Bldg/Facility Repair Supplies	127393591	Fleet Pride	101	41940	\$3.47
General Govt Buildings/Plant	Bldg/Facility Repair Supplies	10063707	Plunkett's Pest Control	101	41940	\$84.50
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	SEI 1886315	ASSA ABLOY ENTRANCE SYSTEMS US INC.	101	41940	\$421.50
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	2724	Bill's Quality Cleaning	101	41940	\$380.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	2728	Bill's Quality Cleaning	101	41940	\$168.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	58413	Robert B. Hill Company	101	41940	\$18.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	35032332213	Wright-Hennepin Coop Electric	101	41940	\$22.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	35032332213	Wright-Hennepin Coop Electric	101	41940	\$272.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	35032332213	Wright-Hennepin Coop Electric	101	41940	\$46.40
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	35032332346	Wright-Hennepin Coop Electric	101	41940	\$11.00
General Govt Buildings/Plant	Refuse Removal	12155654T067	Ace Solid Waste, Inc.	101	41940	\$102.80
Legal	Legal Fees	07 2025	Eckberg, Lammers, P.C.	101	41610	\$10,729.72
Mayor/City Council	Conferences/Meetings	EC07312508	Anoka County Treasury Dept	101	41110	\$26.00
Mayor/City Council	Professional Services Fees	346007	CivicPlus	101	41110	\$2,621.13
Park Maintenance	Bldg/Facility Repair Supplies	62900	Menards - Forest Lake	101	43201	\$407.97



City of East Bethel
August 11, 2025
Payment Summary

Park Maintenance	Clothing & Personal Equipment	4238364095	Cintas Corporation	101	43201	\$33.31
Park Maintenance	Clothing & Personal Equipment	4239114954	Cintas Corporation	101	43201	\$33.31
Park Maintenance	General Operating Supplies	9580918846	Grainger	101	43201	\$132.18
Park Maintenance	Other Equipment Rentals	MP278375	LRS	101	43201	\$310.00
Park Maintenance	Other Equipment Rentals	MP278376	LRS	101	43201	\$430.00
Park Maintenance	Other Equipment Rentals	MP278377	LRS	101	43201	\$120.00
Park Maintenance	Other Equipment Rentals	MP278378	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP278379	LRS	101	43201	\$150.00
Park Maintenance	Other Equipment Rentals	MP278380	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP278382	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP278383	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP278384	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP278385	LRS	101	43201	\$610.00
Park Maintenance	Park/Landscaping Materials	0617474-IN	Beacon Athletics LLC	101	43201	\$562.20
Park Maintenance	Safety Supplies	5282712201	CINTAS	101	43201	\$181.91
Planning and Zoning	Dues and Subscriptions	3539982	Grace, Gerard	101	41910	\$119.82
Planning and Zoning	Filing Fees	25-28311	Anoka County Property Tax	101	41910	\$46.00
Planning and Zoning	Filing Fees	25-28318	Anoka County Property Tax	101	41910	\$46.00
Planning and Zoning	Filing Fees	25-31787	Anoka County Property Tax	101	41910	\$46.00
Planning and Zoning	Filing Fees	25-31787	Anoka County Property Tax	101	41910	\$46.00
Planning and Zoning	Filing Fees	25-31787	Anoka County Property Tax	101	41910	\$46.00
Recycling Operations	Bldg/Facility Repair Supplies	62056	Menards - Forest Lake	226	43235	\$59.88
Recycling Operations	Bldg/Facility Repair Supplies	88469	Menards Blaine	226	43235	\$20.65
Recycling Operations	Bldg/Facility Repair Supplies	076247	Winnick Supply	226	43235	\$5.75
Recycling Operations	Bldg/Facility Repair Supplies	076753	Winnick Supply	226	43235	\$28.40
Recycling Operations	Other Equipment Rentals	MP278381	LRS	226	43235	\$80.00
Recycling Operations	Professional Services Fees	08 2025	Cedar East Bethel Lions	226	43235	\$1,300.00
Recycling Operations	Professional Services Fees	08 2025	Cedar East Bethel Lions	226	43235	\$419.72
Recycling Operations	Professional Services Fees	3804	Evergreen Recycling	226	43235	\$1,187.50
Recycling Operations	Professional Services Fees	07 2025	Freimuth Enterprises LLC	226	43235	\$80.00
Recycling Operations	Professional Services Fees	080525	Freimuth Enterprises LLC	226	43235	\$36.00
Recycling Operations	Professional Services Fees	127205	Gregory Cardey	226	43235	\$425.00
Recycling Operations	Refuse Removal	12155654T067	Ace Solid Waste, Inc.	226	43235	\$783.82
Sewer Operations	Bldg/Facility Repair Supplies	127393913	Fleet Pride	602	49451	\$45.73
Sewer Operations	Professional Services Fees	07 2025	Metropolitan Council	602		\$19,110.00
Sewer Operations	Professional Services Fees	07 2025	Metropolitan Council	602		(\$191.10)
Sewer Operations	Professional Services Fees	0001191125	Metropolitan Council Env Svcs	602	49451	\$5,845.02
Street Capital Projects	Street Maint Services	AR-0000014764	City of Coon Rapids	406	40600	\$567.36
Street Capital Projects	Street Maint Services	715	Czars of Tar	406	40600	\$4,653.91
Street Maintenance	Bldgs/Facilities Repair/Maint	4238364095	Cintas Corporation	101	43220	\$9.08
Street Maintenance	Bldgs/Facilities Repair/Maint	4239114954	Cintas Corporation	101	43220	\$9.08
Street Maintenance	Clothing & Personal Equipment	4238364095	Cintas Corporation	101	43220	\$33.31
Street Maintenance	Clothing & Personal Equipment	4239114954	Cintas Corporation	101	43220	\$33.31
Street Maintenance	Motor Vehicles	1-109714-01	Country Side Services	701	43220	\$11,083.00
Street Maintenance	Motor Vehicles Parts	82111	Central Trailer Sales, Inc.	101	43220	\$48.08
Street Maintenance	Motor Vehicles Parts	127737328	Fleet Pride	101	43220	\$46.29
Street Maintenance	Motor Vehicles Parts	127757632	Fleet Pride	101	43220	\$274.55
Street Maintenance	Office Supplies	IN4893159	Innovative Office Solutions	101	43220	\$59.08
Street Maintenance	Professional Services Fees	5070357	Gopher State One-Call	101	43220	\$82.35
Street Maintenance	Refuse Removal	12155654T067	Ace Solid Waste, Inc.	101	43220	\$535.15
Street Maintenance	Safety Supplies	159-142547	FACTORY MOTOR PARTS	101	43220	\$20.96
Street Maintenance	Sign/Striping Repair Materials	25-01884	Warning Lites	101	43220	\$321.60
Street Maintenance	Street Maint Materials	IN63087	City of St. Paul	101	43220	\$754.90
Street Maintenance	Street Maint Services	6175	Central MN Dust Control	101	43220	\$6,864.00
Street Maintenance	Telephone	08 2025	T MOBILE	101	43220	\$30.02
TIF 1-2	Professional Services Fees	976921	STAR	436	43600	\$11.31
TIF 1-3	Professional Services Fees	976921	STAR	437	43700	\$11.31
TIF 1-4	Professional Services Fees	976921	STAR	438	43800	\$11.31
TIF 1-5	Professional Services Fees	976921	STAR	439	43900	\$11.30
Water Utility Operations	Bldg/Facility Repair Supplies	127394227	Fleet Pride	601	49401	\$88.82



City of East Bethel
August 11, 2025
Payment Summary

Water Utility Operations	Bldgs/Facilities Repair/Maint	35032332213	Wright-Hennepin Coop Electric	601	49401	\$5.50
Water Utility Operations	Bldgs/Facilities Repair/Maint	35032332213	Wright-Hennepin Coop Electric	601	49401	\$42.95
Water Utility Operations	Chemicals and Chem Products	7144398	Hawkins, Inc	601	49401	\$1,651.64
						\$86,567.72



City of East Bethel
August 11, 2025
Payment Summary

Electronic Payroll Payments		
Payroll	PERA	\$10,444.77
Payroll	Federal Withholding	\$5,706.86
Payroll	Medicare Withholding	\$2,044.04
Payroll	FICA Tax Withholding	\$7,803.88
Payroll	State Withholding	\$2,983.81
Payroll	MSRS/H.S.A./HCSP	\$7,222.46
		\$36,205.82



CITY OF EAST BETHEL

08/07/25 1:28 PM

Page 1

Payments

Current Period: August 2025

Payments Batch 20250811PAY **\$86,567.72**

Refer	0 ACE SOLID WASTE			-	
Cash Payment	E 101-41940-385	Refuse Removal	City Hall Service		\$102.80
Invoice	12155654T067	8/1/2025			
Cash Payment	E 615-49851-385	Refuse Removal	Arena Service		\$312.49
Invoice	12155654T067	8/1/2025			
Cash Payment	E 101-43220-385	Refuse Removal	Public Works Service		\$535.15
Invoice	12155654T067	8/1/2025			
Cash Payment	E 101-42210-385	Refuse Removal	Fire Station Service		\$100.80
Invoice	12155654T067	8/1/2025			
Cash Payment	E 226-43235-385	Refuse Removal	Recycling Service		\$783.82
Invoice	12155654T067	8/1/2025			
Cash Payment	E 101-42210-385	Refuse Removal	Fire Station 3 Service		\$41.62
Invoice	12155654T067	8/1/2025			
Transaction Date	8/5/2025		First Bank & Trust 10100	Total	\$1,876.68

Refer	0 ANOKA COUNTY PROPERTY TAX			-	
Cash Payment	E 101-41910-423	Filing Fees	DOC # 2442169.003, RESO 25-27		\$46.00
Invoice	25-28311	7/1/2025			
Cash Payment	E 101-41910-423	Filing Fees	DOC # 2442169.004, RESO 25-39		\$46.00
Invoice	25-28318	7/1/2025			
Cash Payment	E 101-41910-423	Filing Fees	DOC # 2443865.003, RESO 25-40		\$46.00
Invoice	25-31787	7/22/2025			
Cash Payment	E 101-41910-423	Filing Fees	DOC # 2443865.004, RESO 25-42		\$46.00
Invoice	25-31787	7/22/2025			
Cash Payment	E 101-41910-423	Filing Fees	DOC # 2443865.005, RESO 25-43		\$46.00
Invoice	25-31787	7/22/2025			
Cash Payment	E 101-41910-423	Filing Fees	DOC # 2443865.006, RESO 25-44		\$46.00
Invoice	25-31787	7/22/2025			
Transaction Date	8/7/2025		First Bank & Trust 10100	Total	\$276.00

Refer	0 ANOKA COUNTY TREASURY DEPT			-	
Cash Payment	E 101-41110-434	Conferences/Meetings	2 Meal-Govt Meeting; Erkel & Smith		\$26.00
Invoice	EC07312508	8/1/2025			
Transaction Date	8/7/2025		First Bank & Trust 10100	Total	\$26.00

Refer	0 ASPEN MILLS, INC.			-	
Cash Payment	E 101-42210-214	Clothing & Personal Equ	Performance Cap		\$305.50
Invoice	358614	8/4/2025			
Transaction Date	8/7/2025		First Bank & Trust 10100	Total	\$305.50

Refer	0 ASSA ABLOY ENTRANCE SYSTEM			-	
Cash Payment	E 101-41940-223	Bldg/Facility Repair Sup	Transmitter, Push Button for Handicap Doors		\$544.42
Invoice	SEI 1889366	7/31/2025			
Transaction Date	8/5/2025		First Bank & Trust 10100	Total	\$544.42

Refer	0 ASSA ABLOY ENTRANCE SYSTEM			-	
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	Service call for fixing handicap doors		\$421.50
Invoice	SEI 1886315	7/24/2025			
Transaction Date	8/5/2025		First Bank & Trust 10100	Total	\$421.50

Refer	0 BEACON ATHLETICS			-	
Cash Payment	E 101-43201-225	Park/Landscaping Mater	Sparkle Line Chalk		\$562.20
Invoice	0617474-IN	7/31/2025			



CITY OF EAST BETHEL

08/07/25 1:28 PM

Page 2

Payments

Current Period: August 2025

Transaction Date	8/6/2025	First Bank & Trust	10100	Total	\$562.20
Refer	0 Becker Arena Products, Inc				
Cash Payment	E 615-49851-223	Bldg/Facility Repair Sup	CrystaPlex Net/Pad Package, Polycarbonate, Ad Panel Screw		\$883.86
Invoice 616690	7/30/2025				
Transaction Date	8/7/2025	First Bank & Trust	10100	Total	\$883.86
Refer	0 BILLS QUALITY CLEANING				
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	City Hall Facility Cleaning		\$380.00
Invoice 2724	8/1/2025				
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	Fire Sta #1 Facility Cleaning		\$168.00
Invoice 2726	8/1/2025				
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	Senior Ctr Facility Cleaning		\$168.00
Invoice 2728	8/1/2025				
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	Fire Sta #3 Cleaning		\$53.00
Invoice 2727	8/1/2025				
Transaction Date	8/7/2025	First Bank & Trust	10100	Total	\$769.00
Refer	0 Cardey, Gregory				
Cash Payment	E 226-43235-307	Professional Services F	Appliance Delivery to Alter Recycling & Trailer Drop off for Repair		\$425.00
Invoice 127205	8/5/2025				
Transaction Date	8/7/2025	First Bank & Trust	10100	Total	\$425.00
Refer	0 Cedar East Bethel Lions				
Cash Payment	E 226-43235-307	Professional Services F	Recycling		\$1,300.00
Invoice 08 2025	8/4/2025				
Cash Payment	E 226-43235-307	Professional Services F	Monthly Drop off Saturday		\$419.72
Invoice 08 2025	8/4/2025				
Transaction Date	8/6/2025	First Bank & Trust	10100	Total	\$1,719.72
Refer	0 CENTRAL MN DUST CONTROL				
Cash Payment	E 101-43220-404	Street Maint Services	Chloride for Klondike Drive		\$6,864.00
Invoice 6175	8/1/2025				
Transaction Date	8/6/2025	First Bank & Trust	10100	Total	\$6,864.00
Refer	0 CENTRAL TRAILER SALES INC				
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Grease Seal & Cap; Trailer #2		\$48.08
Invoice 82111	8/5/2025				
Transaction Date	8/7/2025	First Bank & Trust	10100	Total	\$48.08
Refer	0 Cielocha, Jeff				
Cash Payment	E 101-42210-434	Conferences/Meetings	Meal Reimbursement		\$38.39
Invoice					
Transaction Date	8/6/2025	First Bank & Trust	10100	Total	\$38.39
Refer	0 CINTAS				
Cash Payment	E 101-43201-217	Safety Supplies	Medical Cabinet		\$181.91
Invoice 5282712201	7/25/2025				
Transaction Date	8/6/2025	First Bank & Trust	10100	Total	\$181.91
Refer	0 CINTAS CORPORATION				
Cash Payment	E 101-43220-403	Bldgs/Facilities Repair/	Rugs/Mats		\$9.08
Invoice 4238364095	7/29/2025				
Cash Payment	E 101-43201-214	Clothing & Personal Equ	Uniforms/Parks		\$33.31
Invoice 4238364095	7/29/2025				



CITY OF EAST BETHEL

08/07/25 1:28 PM

Page 3

Payments

Current Period: August 2025

Cash Payment	E 101-43220-214	Clothing & Personal Equ	Uniforms/Streets						\$33.31
Invoice	4238364095								
Transaction Date	8/1/2025			First Bank & Trust	10100			Total	\$75.70
Refer	0 CINTAS CORPORATION								
Cash Payment	E 101-43220-403	Bldgs/Facilities Repair/	Rugs/Mats						\$9.08
Invoice	4239114954								
Transaction Date	8/5/2025								
Cash Payment	E 101-43201-214	Clothing & Personal Equ	Uniforms/Parks						\$33.31
Invoice	4239114954								
Transaction Date	8/5/2025								
Cash Payment	E 101-43220-214	Clothing & Personal Equ	Uniforms/Streets						\$33.31
Invoice	4239114954								
Transaction Date	8/7/2025			First Bank & Trust	10100			Total	\$75.70
Refer	0 CIVICPLUS								
Cash Payment	E 101-41110-307	Professional Services F	Municode Updates						\$2,621.13
Invoice	346007								
Transaction Date	8/7/2025			First Bank & Trust	10100			Total	\$2,621.13
Refer	0 COON RAPIDS, CITY OF								
Cash Payment	E 406-40600-404	Street Maint Services	Sealcoating/Legal Costs 2025						\$567.36
Invoice	AR-0000014764								
Transaction Date	8/1/2025			First Bank & Trust	10100			Total	\$567.36
Refer	0 COUNTRY SIDE SERVICES								
Cash Payment	E 701-43220-550	Motor Vehicles	Plow for 2025 Silverado Dually						\$11,083.00
Invoice	1-109714-01								
Transaction Date	8/1/2025			First Bank & Trust	10100			Total	\$11,083.00
Refer	0 CZARS OF TAR								
Cash Payment	E 406-40600-404	Street Maint Services	Asphalt for Jackson St Culvert Repair						\$4,653.91
Invoice	715								
Transaction Date	8/1/2025			First Bank & Trust	10100			Total	\$4,653.91
Refer	0 ECKBERG LAMMERS								
Cash Payment	E 101-41610-303	Legal Fees	Legal Services						\$10,729.72
Invoice	07 2025								
Transaction Date	8/7/2025			First Bank & Trust	10100			Total	\$10,729.72
Refer	0 Evergreen Recycling								
Cash Payment	E 226-43235-307	Professional Services F	Recycling Charges						\$1,187.50
Invoice	3804								
Transaction Date	8/6/2025			First Bank & Trust	10100			Total	\$1,187.50
Refer	0 FACTORY MOTOR PARTS								
Cash Payment	E 101-43220-217	Safety Supplies	Shop Supplies						\$20.96
Invoice	159-142547								
Transaction Date	8/1/2025			First Bank & Trust	10100			Total	\$20.96
Refer	0 FES, INC								
Cash Payment	E 101-42210-214	Clothing & Personal Equ	Paul Conway 6" Helmet Shield; Deputy Chief Udden						\$88.00
Invoice	21595								
Transaction Date	8/1/2025			First Bank & Trust	10100			Total	\$88.00
Refer	0 FIRST STUDENT								
Cash Payment	E 232-23200-307	Professional Services F	EDA Commission Tour						\$285.00
Invoice	598790								
Transaction Date	8/7/2025			First Bank & Trust	10100			Total	\$285.00



CITY OF EAST BETHEL

08/07/25 1:28 PM

Page 4

Payments

Current Period: August 2025

Refer	0 FLEET PRIDE	-			
Cash Payment	E 101-42210-221 Motor Vehicles Parts	Filter; Fire Station Gen.			\$4.20
Invoice	127393774	7/22/2025			
Transaction Date	8/6/2025	First Bank & Trust	10100	Total	\$4.20
Refer	0 FLEET PRIDE	-			
Cash Payment	E 101-43220-221 Motor Vehicles Parts	Blower Motor Assy; Truck #45			\$274.55
Invoice	127757632	8/5/2025			
Transaction Date	8/7/2025	First Bank & Trust	10100	Total	\$274.55
Refer	0 FLEET PRIDE	-			
Cash Payment	E 101-43220-221 Motor Vehicles Parts	Belt; Truck #45			\$46.29
Invoice	127737328	8/4/2025			
Transaction Date	8/7/2025	First Bank & Trust	10100	Total	\$46.29
Refer	0 FLEET PRIDE	-			
Cash Payment	E 602-49451-223 Bldg/Facility Repair Sup	Lift Station Gen; Fuel/Water Separator Element, Fuel Element, Filter			\$45.73
Invoice	127393913	7/22/2025			
Transaction Date	8/1/2025	First Bank & Trust	10100	Total	\$45.73
Refer	0 FLEET PRIDE	-			
Cash Payment	E 101-41940-223 Bldg/Facility Repair Sup	City Hall Gen; Filter			\$3.47
Invoice	127393591	7/22/2025			
Transaction Date	8/1/2025	First Bank & Trust	10100	Total	\$3.47
Refer	0 FLEET PRIDE	-			
Cash Payment	E 601-49401-223 Bldg/Facility Repair Sup	Water Treatment Gen; Filters, Fuel/Water Separator			\$88.82
Invoice	127394227	7/22/2025			
Transaction Date	8/1/2025	First Bank & Trust	10100	Total	\$88.82
Refer	0 FREIMUTH ENTERPRISES LLC	-			
Cash Payment	E 226-43235-307 Professional Services F	Drop off Saturday Bulb Recycling			\$80.00
Invoice	07 2025	7/25/2025			
Transaction Date	8/1/2025	First Bank & Trust	10100	Total	\$80.00
Refer	0 FREIMUTH ENTERPRISES LLC	-			
Cash Payment	E 226-43235-307 Professional Services F	Drop off Saturday Bulb Recycling			\$36.00
Invoice	080525	8/5/2025			
Transaction Date	8/7/2025	First Bank & Trust	10100	Total	\$36.00
Refer	0 GERARD, GRACE	-			
Cash Payment	E 101-41910-433 Dues and Subscriptions	American Planning Association Membership Dues			\$119.82
Invoice	3539982	7/25/2025			
Transaction Date	8/1/2025	First Bank & Trust	10100	Total	\$119.82
Refer	0 GOPHER STATE ONE CALL	-			
Cash Payment	E 101-43220-307 Professional Services F	One Call Locate Service			\$82.35
Invoice	5070357	7/31/2025			
Transaction Date	8/6/2025	First Bank & Trust	10100	Total	\$82.35
Refer	0 GRAINGER	-			
Cash Payment	E 101-43201-219 General Operating Supp	Trash Bags			\$132.18
Invoice	9580918846	7/22/2025			
Transaction Date	8/1/2025	First Bank & Trust	10100	Total	\$132.18
Refer	0 Hawkins, Inc	-			



CITY OF EAST BETHEL

08/07/25 1:28 PM

Page 5

Payments

Current Period: August 2025

Cash Payment	E 601-49401-216	Chemicals and Chem Pr	Chemicals for Water Treatment						\$1,651.64
Invoice	7144398							7/21/2025	
Transaction Date	8/1/2025		First Bank & Trust	10100		Total			\$1,651.64
Refer	0 HENRY SCHEIN, INC. -								
Cash Payment	E 101-42210-217	Safety Supplies	Safety Supplies						\$299.31
Invoice	44419105							7/22/2025	
Transaction Date	8/1/2025		First Bank & Trust	10100		Total			\$299.31
Refer	0 INNOVATIVE OFFICE SOLUTIONS -								
Cash Payment	E 101-43220-201	Office Supplies	AA & AAA Batteries						\$59.08
Invoice	IN4893159							7/28/2025	
Cash Payment	E 101-41320-201	Office Supplies	Poster Board, Paper Towels & TP, Tape, Soap						\$160.41
Invoice	IN4893159							7/28/2025	
Transaction Date	8/1/2025		First Bank & Trust	10100		Total			\$219.49
Refer	0 ISANTI -CHISAGO COUNTY STAR -								
Cash Payment	E 436-43600-307	Professional Services F	REF #1905321 RUM; Annual Disclosure Strmn						\$11.31
Invoice	976921							7/31/2025	
Cash Payment	E 437-43700-307	Professional Services F	REF #1905321 RUM; Annual Disclosure Strmn						\$11.31
Invoice	976921							7/31/2025	
Cash Payment	E 438-43800-307	Professional Services F	REF #1905321 RUM; Annual Disclosure Strmn						\$11.31
Invoice	976921							7/31/2025	
Cash Payment	E 439-43900-307	Professional Services F	REF #1905321 RUM; Annual Disclosure Strmn						\$11.30
Invoice	976921							7/31/2025	
Transaction Date	8/7/2025		First Bank & Trust	10100		Total			\$45.23
Refer	0 KIRVIDA FIRE, INC. -								
Cash Payment	E 101-42210-402	Repairs/Maint Machiner	E31 Repairs						\$2,737.46
Invoice	13431							7/18/2025	
Transaction Date	8/6/2025		First Bank & Trust	10100		Total			\$2,737.46
Refer	0 LINWOOD COUNTRY STORE -								
Cash Payment	E 101-42210-212	Motor Fuels	NonOxy Fuel- FD						\$19.70
Invoice	1012686							7/30/2025	
Transaction Date	8/1/2025		First Bank & Trust	10100		Total			\$19.70
Refer	0 LRS PORTABLES OF MINNESOTA -								
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Booster Park West-Special Event Booster Days						\$610.00
Invoice	MP278385							7/24/2025	
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Maynard Peterson						\$80.00
Invoice	MP278384							7/24/2025	
Cash Payment	E 226-43235-415	Other Equipment Rental	Recycle Center Satellite Rental						\$80.00
Invoice	MP278381							7/24/2025	
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Whispering Oaks						\$80.00
Invoice	MP278382							7/24/2025	
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Coon Lake Beach						\$80.00
Invoice	MP278383							7/24/2025	
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Norseland Park						\$80.00
Invoice	MP278378							7/24/2025	
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; John Anderson Park						\$150.00
Invoice	MP278379							7/24/2025	
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Cedar Creek						\$80.00
Invoice	MP278380							7/24/2025	



CITY OF EAST BETHEL

08/07/25 1:28 PM

Page 6

Payments

Current Period: August 2025

Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Booster Park East		\$310.00
Invoice MP278375		7/24/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Booster Park West		\$430.00
Invoice MP278376		7/24/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; City Hall		\$120.00
Invoice MP278377		7/24/2025			
Transaction Date	8/1/2025		First Bank & Trust 10100	Total	\$2,100.00
Refer	0 LUTMER, STEVE			-	
Cash Payment	E 101-42410-434	Conferences/Meetings	Fall Seminar Dept of Labor & Industry Reimbursement		\$100.00
Invoice DLIMN2001352497		8/1/2025			
Transaction Date	8/6/2025		First Bank & Trust 10100	Total	\$100.00
Refer	0 MACQUEEN			-	
Cash Payment	E 101-42210-221	Motor Vehicles Parts	Cairns 880 Fire Helmet		\$325.00
Invoice p51950		7/17/2025			
Transaction Date	8/4/2025		First Bank & Trust 10100	Total	\$325.00
Refer	0 MENARDS BLAINE			-	
Cash Payment	E 226-43235-223	Bldg/Facility Repair Sup	Barrel Bolt, Round Rod		\$20.65
Invoice 88469		7/22/2025			
Transaction Date	8/4/2025		First Bank & Trust 10100	Total	\$20.65
Refer	0 MENARDS CAMBRIDGE			-	
Cash Payment	E 101-42210-219	General Operating Supp	Water, Gatorade, Mop, Dust Brush, Cord Storage Wheel		\$120.31
Invoice 37714		7/23/2025			
Transaction Date	8/4/2025		First Bank & Trust 10100	Total	\$120.31
Refer	0 MENARDS FOREST LAKE			-	
Cash Payment	E 226-43235-223	Bldg/Facility Repair Sup	Spraypaint		\$59.88
Invoice 62056		7/23/2025			
Transaction Date	8/4/2025		First Bank & Trust 10100	Total	\$59.88
Refer	0 MENARDS FOREST LAKE			-	
Cash Payment	E 101-43201-223	Bldg/Facility Repair Sup	Paint		\$407.97
Invoice 62900		8/5/2025			
Transaction Date	8/7/2025		First Bank & Trust 10100	Total	\$407.97
Refer	0 MENARDS FOREST LAKE			-	
Cash Payment	E 615-49851-223	Bldg/Facility Repair Sup	Bulbs		\$107.94
Invoice 62948		8/6/2025			
Transaction Date	8/7/2025		First Bank & Trust 10100	Total	\$107.94
Refer	0 METROPOLITAN COUNCIL ENV SV			-	
Cash Payment	E 602-49451-307	Professional Services F	Wastewater Treatment Services		\$5,845.02
Invoice 0001191125		8/1/2025			
Transaction Date	8/6/2025		First Bank & Trust 10100	Total	\$5,845.02
Refer	0 METROPOLITAN COUNCIL SAC			-	
Cash Payment	G 602-20820	Due to MCES-SAC Fees	MCES SAC Charges		\$19,110.00
Invoice 07 2025		8/1/2025			
Cash Payment	R 602-34407	Sewer Availability Charge	MCES SAC Charges		-\$191.10
Invoice 07 2025		8/1/2025			
Transaction Date	8/6/2025		First Bank & Trust 10100	Total	\$18,918.90
Refer	0 MIDCONTINENT COMMUNICATION			-	
			City Council Packet, page 13		



CITY OF EAST BETHEL

08/07/25 1:28 PM

Page 7

Payments

Current Period: August 2025

Cash Payment	E 101-42210-321 Telephone	132997001-Fire Dept.		\$96.14
Invoice	13864340214851	7/20/2025		
Transaction Date	8/4/2025	First Bank & Trust	10100	Total \$96.14
Refer	<u>0 MN REVENUE</u>		<u>Ck# 001817E 8/6/2025</u>	
Cash Payment	G 101-20400 Sales Tax Payable	Sales Tax Remittance		\$291.00
Invoice	07 2025	8/4/2025		
Transaction Date	8/6/2025	First Bank & Trust	10100	Total \$291.00
Refer	<u>0 PLUNKETTS PEST CONTROL</u>			
Cash Payment	E 101-42210-403 Bldgs/Facilities Repair/	Pest Control Fire Stations		\$213.20
Invoice	10063707	8/1/2025		
Cash Payment	E 101-41940-223 Bldg/Facility Repair Sup	Pest Control City Hall		\$84.50
Invoice	10063707	8/1/2025		
Transaction Date	8/7/2025	First Bank & Trust	10100	Total \$297.70
Refer	<u>0 RITEWAY BUSINESS FORMS</u>			
Cash Payment	E 101-41320-351 Printing and Duplicating	Check Stock		\$488.82
Invoice	25-31757	7/31/2025		
Transaction Date	8/6/2025	First Bank & Trust	10100	Total \$488.82
Refer	<u>0 Robert B. Hill Company</u>			
Cash Payment	E 101-41940-403 Bldgs/Facilities Repair/	Softener Rental		\$18.00
Invoice	58413	8/1/2025		
Transaction Date	8/7/2025	First Bank & Trust	10100	Total \$18.00
Refer	<u>0 SCHMITZ, NICK</u>			
Cash Payment	E 101-42410-434 Conferences/Meetings	Fall Seminar Dept of Labor & Industry Reimbursement		\$100.00
Invoice	DLIMN2001352467	8/1/2025		
Transaction Date	8/6/2025	First Bank & Trust	10100	Total \$100.00
Refer	<u>0 SPEEDWAY #4788</u>			
Cash Payment	E 101-42210-212 Motor Fuels	Fuel		\$20.49
Invoice	361454	7/28/2025		
Transaction Date	8/6/2025	First Bank & Trust	10100	Total \$20.49
Refer	<u>0 ST PAUL CITY OF</u>			
Cash Payment	E 101-43220-224 Street Maint Materials	Asphalt Mix		\$754.90
Invoice	IN63087	7/16/2025		
Transaction Date	8/4/2025	First Bank & Trust	10100	Total \$754.90
Refer	<u>0 T MOBILE</u>			
Cash Payment	E 101-42410-321 Telephone	Acct #993254762 Steve		\$30.02
Invoice	08 2025	7/21/2025		
Cash Payment	E 101-43220-321 Telephone	Acct #993254762 Jer		\$30.02
Invoice	08 2025	7/21/2025		
Cash Payment	E 101-42210-321 Telephone	Fire Dept Phones-Ben & Jeff		\$95.05
Invoice	08 2025	7/21/2025		
Transaction Date	8/4/2025	First Bank & Trust	10100	Total \$155.09
Refer	<u>0 TIMESAVER</u>			
Cash Payment	E 101-41320-307 Professional Services F	7/14/25 Council Meeting Minute Transcription		\$293.50
Invoice	30812	7/31/2025		
Cash Payment	E 232-23200-307 Professional Services F	7/21/25 EDA Meeting Minute Transcription		\$172.00
Invoice	30815	7/31/2025		



CITY OF EAST BETHEL

08/07/25 1:28 PM

Page 8

Payments

Current Period: August 2025

Cash Payment	E 101-41320-307	Professional Services F	7/14/25 Council Work Meeting Minute Transcription						\$212.50
Invoice	30813		7/31/2025						
Transaction Date	8/4/2025			First Bank & Trust	10100		Total		\$678.00
Refer	0 TRANE U.S. INC.								
Cash Payment	E 615-49851-403	Bldgs/Facilities Repair/	Qtly Arena Scheduled Maint						\$1,587.50
Invoice	315542620		7/24/2025						
Transaction Date	8/6/2025			First Bank & Trust	10100		Total		\$1,587.50
Refer	0 US BANK EQUIPMENT FINANCE								
Cash Payment	E 101-41320-413	Office Equipment Rental	Copier Contract E173M811164						\$464.29
Invoice	561226093		8/25/2025						
Transaction Date	8/7/2025			First Bank & Trust	10100		Total		\$464.29
Refer	0 VERIZON								
Cash Payment	E 101-42210-321	Telephone	542341734-00001Fire Dept						\$560.14
Invoice	6118842804		7/18/2025						
Transaction Date	8/4/2025			First Bank & Trust	10100		Total		\$560.14
Refer	0 WARNING LITES								
Cash Payment	E 101-43220-226	Sign/Striping Repair Mat	Detour Signs, Road Closed Signs, Barricade						\$321.60
Invoice	25-01884		7/30/2025						
Transaction Date	8/4/2025			First Bank & Trust	10100		Total		\$321.60
Refer	0 WINNICK SUPPLY								
Cash Payment	E 226-43235-223	Bldg/Facility Repair Sup	Hot Rolled Flat Steel						\$5.75
Invoice	076247		7/24/2025						
Transaction Date	8/4/2025			First Bank & Trust	10100		Total		\$5.75
Refer	0 WINNICK SUPPLY								
Cash Payment	E 226-43235-223	Bldg/Facility Repair Sup	Galvanized Pipe						\$28.40
Invoice	076753		7/31/2025						
Transaction Date	8/6/2025			First Bank & Trust	10100		Total		\$28.40
Refer	0 WRIGHT HENNEPIN								
Cash Payment	E 601-49401-403	Bldgs/Facilities Repair/	15016813716.Minard Bldg						\$42.95
Invoice	35032332213		7/29/2025						
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1691-9318-City Hall						\$46.40
Invoice	35032332213		7/29/2025						
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	150-1699-8850-Station #1						\$27.50
Invoice	35032332213		7/29/2025						
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1699-8853-Public Works						\$272.00
Invoice	35032332213		7/29/2025						
Cash Payment	E 601-49401-403	Bldgs/Facilities Repair/	150-1699-8854-Whispering Aspen						\$5.50
Invoice	35032332213		7/29/2025						
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	150-1699-8855-Station #2						\$5.50
Invoice	35032332213		7/29/2025						
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1699-8857-City Hall						\$22.00
Invoice	35032332213		7/29/2025						
Transaction Date	8/6/2025			First Bank & Trust	10100		Total		\$421.85
Refer	0 WRIGHT HENNEPIN								
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1699-5194-City Hall						\$11.00
Invoice	35032332346		7/29/2025						
Cash Payment	E 615-49851-403	Bldgs/Facilities Repair/	15016814169-Arena						\$44.90
Invoice	35032332346		7/29/2025						



Payments

Current Period: August 2025

Transaction Date	8/6/2025	First Bank & Trust	10100	Total	\$55.90
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Fund Summary

	10100 First Bank & Trust	
101 General		\$35,799.25
226 Recycling		\$4,426.72
232 EDA		\$457.00
406 Street Capital - City		\$5,221.27
436 TIF District 1-2		\$11.31
437 TIF District 1-3		\$11.31
438 TIF District 1-4		\$11.31
439 TIF District 1-5		\$11.30
601 Water		\$1,788.91
602 Sewer		\$24,809.65
615 Arena		\$2,936.69
701 Equipment Replacement		\$11,083.00
		<u>\$86,567.72</u>

Pre-Written Checks	\$291.00
Checks to be Generated by the Computer	\$86,276.72
Total	<u>\$86,567.72</u>

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL MEETING

July 14, 2025

The East Bethel City Council met on July 14, 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
 Jacob Saufley, City Attorney
 Jeff Cielocha, Fire Chief
 Nate Ayshford, Public Works Manager
 Grace Gerard, City Planner
 Carrie Frost, Deputy City Clerk

1.0 Call to Order

The July 14, 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

video hadn't started yet **Mundle stated I'll make a motion to adopt tonight's agenda, including a presentation by Stephanie Dorn regarding Booster Day under Presentations and Public Hearings. 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.**

4.0 Presentations and Public Hearings

4.0 A Booster Day Presentation

Stephanie Dorn gave a short overview of the schedule of events for the 2025 Booster Day celebration, and thanked the Parade Coordinator for her hard work on assembling this year's parade.

Mundle asked what time the parade begins. Ms. Dorn stated that it begins at 4:00 p.m.

Erkel asked if they were taking any drop-ins for the parade. Ms. Dorn stated that the cars from the car show do not typically participate in the parade, but there is always room for last-minute drop-ins, which can be signed up for on the Booster Day website.

Ms. Dorn highlighted the members of the Booster Day Committee who make Booster Day happen and discussed the Medallion hunt.

Ms. Dorn stated that the pancake breakfast begins at 8:00 a.m. in the Senior Center, the Car Show is from 9-1, and everything else begins at 11:00 a.m.

Informational; no action required.

4.0 B IUP 2021-74 Hearing: 22359 Street NE, Home Occupation

Look stated that City Council was asked to postpone the hearing on possible violations to IUP 2021-74 issued at 22359 Bataan Street NE (PIN 03-33-23-31-0004, 03-33-23-31-0003), granting an interim use permit for animal contractual service home occupation, DBA Gratitude Farms. An official complaint was filed by the Sheriff's office, detailing obstruction of legal process concerning two dogs that were

1 taken by Linwood's Animal Control contractor, Gratitude Farms. Upon review of the IUP conditions,
2 two conditions may have been violated. Under Condition #5, "the Cities designated inspector and all
3 other personnel under the direction and control of the City, whom the inspector believes necessary,
4 must be allowed access for inspection purposes, 12 hours' notice to ensure compliance with all
5 applicable conditions. It was reported that from January 30th to February 4th, a Sheriff's investigator
6 attempted to inspect the animals and was denied, resulting in a warrant issued on February 6th and
7 served on the 7th.

8 Under Condition #9, "All dogs must be confined to the premises". Upon searching the residence on
9 February 7th, the dogs were not on the premises and had been removed and kept somewhere else.
10 The applicant refused to disclose where the dogs were held.

11 Look noted that they are a complaint-based City. This item, however, is not the case, because this
12 deals with an IUP. Look said this will deal with determining if the conditions of the IUP were violated.

13 Anderson opened the public hearing at 7:16 p.m.

14 Tammy Gimpl stated that this is about the 12 conditions on the IUP, and she cannot speak on the rest
15 of the district court stuff. Ms. Gimpl asked who filed the district court complaint, and asked why the
16 East Bethel complaint form was not filled out. Look stated that it was he.

17 Ms. Gimpl stated that, regarding condition #5, which may have been violated, concerning inspecting
18 for the IUP, she was never given a 12-hour notice.

19 Ms. Gimpl stated that regarding condition #9, all her dogs are confined to her premises, and they stay
20 there until they are surrendered or until the 5 or 10-day hold is up.

21 Ms. Gimpl stated that when she was involved in the Fire Department, she shadowed some fire
22 inspections and described what process was followed. Ms. Gimpl stated that she does not understand
23 why she was brought here instead of it being dealt with by staff. She asked if all IUP violations are
24 handled in this way.

25 Ms. Gimpl stated that she has had this IUP since 2009, and she has never violated the animal control
26 contractual service IUP. Ms. Gimpl stated that she has proof of everything if it is needed.

27 Ms. Gimpl noted that she served the City in the Fire Department for 17 years, and she was diagnosed
28 with multiple myeloma from serving in the Fire Department. She got brought to the Council and
29 berated and fired; she wants to live her life now and not deal with any of this.

30 Renee Beckman discussed the IUP at hand and stated that Gimpl has been boarding for years, which
31 is not permitted in her zoning district.

32 A resident discussed Gimpl's violations in her dog and horse IUPs. She stated that the City is putting
33 trust in Gimpl to have authority over other people's animals when she has not been able to comply
34 with safety standards for her own animals.

35 A resident stated that Gimpl is good at her job, and she can tell, just by listening, who she would and
36 would not vote for again.

37 Christine Dahlman stated that she is the target of Ms. Gimpl. Ms. Dahlman stated that she has filed
38 multiple complaints for 8 years on non-compliance, but nothing has been done. Ms. Dahlman noted
39 that she takes dogs from anywhere and has been acting as a rescue, and has yet to come back to the
40 City to modify her IUP.

1 A resident stated that Ms. Gimpl does amazing rescue and care for animals, and she would trust her
2 with any animal.

3 Ms. Dahlman addressed Gimpl from the podium that she does not harass Gimpl, and that has been
4 proven twice in court.

5 Mundle interjected that Dahlman should address the council or sit down.

6 Ms. Dahlman addressed Council and restated that she does not harass Gimpl, and that has been
7 proven twice in court.

8 Beckman asked Council to put aside feelings, address the violations, and look at the facts.

9 Katie Terhell encouraged the City and Gratitude Farms to find a way to become compliant. She stated
10 that it is a very important service that Gimpl provides.

11 Ms. Gimpl stated that she is being taxed commercially on that section of her land.

12 Mundle interrupted to tell the audience not to shout comments.

13 Nicole, an East Bethel resident, stated that she donated 8-10 kennels to Gratitude Farm and would
14 like to see everyone sit down with Ms. Gimpl to come to an agreement.

15 A resident stated that Gimple is not our ACO for East Bethel, and they chose to get a different one.

16 Anderson closed the public hearing at 7:43 p.m.

17 Look reminded that he acts at the will of the Council and his job is to protect the interest of the City,
18 which is the purpose of bringing this back up.

19 Look discussed the 12-hour notice given by the deputy and stated that this has nothing to do with the
20 quality of care, her service to the City in the past, and the trust people have in her. Look noted that
21 this has to do with the fact that the home occupation on the property at 22359 Bataan Street NE.

22 City Attorney Saufley stated that this is related to the compliance with the conditions of the IUP and
23 gave staff direction on what to do with the alleged violations.

24 **Erkel stated I'll make a motion to revoke Resolution 2021-74, granting an IUP for the operation of**
25 **an animal contractual service home occupation on property located at 22359 Bataan Street NE,**
26 **DBA Gratitude Farms. Anderson stated I'll second. Anderson asked any discussion?**

27 Erkel stated that Ms. Gimpl has a heart for animals, but through the years, she has not taken the
28 heart of the animals' owners into account, which has led to multiple violations and now the gross
29 misdemeanor.

30 Erkel stated that she is in favor of following the rules of the IUP.

31 Mundle asked if, depending on how the court case works out, if they pull the IUP, but the court cases
32 are dismissed, what happens to the basis of this evidence.

33 Look stated that he does not believe the two are related and does not think this will have an impact
34 on the court's decision.

35 Look stated that there were 7 days of trying to get in and gain access, and they had to get a warrant.

36 Saufley stated that the standard of review for criminal charges is different than the standard of
37 review for municipal decisions, so they are looking at the violations of the conditions of the IUP.

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

3 **5.0 Public Forum**

4 Isabel Martin stated that there cannot be any boarding at the Gimpl residence, because if there is, it
5 is considered a commercial kennel.

6 Christine Dahlman stated that the Gimpl's IUP should be revoked immediately.

7 Katie Terhell stated that Erkel's comment following the June 14th shooting was factually incorrect and
8 inappropriate. Ms. Terhell stated that Erkel never apologized or took credit for her statements.

9 **6.0 Consent Agenda**

10 Item A: Approve Bill List

11 Item B: Approve Meeting Minutes June 23, 2025 City Council Work Meeting

12 Item C: Approve Meeting Minutes, June 23, 2025 City Council Meeting

13 Item D: Position Description Update – Public Works Lead Positions

14 Item E: Purchase of Playground Equipment – Booster Park

15 Item F: Purchase of Truck Liftgate

16 Item G: Resolution 2025-40, IUP Renewal: FFL Home Occupation, 23026 3rd Street NE

17 Item H: Resolution 2025-41, Approving Application for Raffle Permit

18 Smith requested to pull Item C. Mundle requested to pull Item B. Erkel requested to pull items D, E,
19 F, and H.

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

23 **6.0 B Approve Meeting Minutes June 23, 2025 City Council Work Meeting**

24 Saufley stated that he submitted changes to clarify what he said at the meeting.

25 **Mundle stated I'll make a motion to approve Item B of the Consent Agenda with City Attorney**
26 **Saufley's corrections. Miller stated I'll second.** Anderson asked any discussion? To the motion, all in
27 favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes**
28 **unanimously.**

29 **6.0 C Approve Meeting Minutes, June 23, 2025 City Council Meeting**

30 Smith asked to table the minutes because there are a lot of corrections that need to be made.

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

34 **6.0 D Position Description Update – Public Works Lead Positions**

35 Erkel clarified that this is a promotion of a current Public Works position, not a whole new position.
36 Look stated that was correct.

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

40 **6.0 E Purchase of Playground Equipment – Booster Park**

41 Erkel noted that this is for a zipline at Booster Park coming in 2025.

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 Purchase of Truck Liftgate**

5 Erkel noted that this is for a liftgate and asked what it takes to put it from one vehicle to another.
 6 Ayshford noted that it bolts onto the back of a tailgate and can be moved from truck to truck, and can
 7 be transferred in a day.

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

11 **6.0 H Resolution 2025-41, Approving Application for Raffle Permit**

12 Erkel asked if this is needed because it is considered gambling, and asked what TVF stands for. Look
 13 noted that Frost will know.

14 **Erkel stated I’ll make a motion to approve Item H of the Consent Agenda. Mundle stated I’ll**
 15 **second.** Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson
 16 asked any opposed? That motion passes. **Motion passes unanimously.**

17 **7.0 New Business. Commission, Association, and Task Force Reports**

18 **7.0 A Planning Commission**

19 **7.0 A.1 Variance: Elevage Commercial LLC, Outlot A – Elevage ED Second Addition**

20 Gerard stated this is a variance request to allow development of a monument sign 3 feet from the
 21 property line along Sandhill Parkway NE and 4 feet 10 inches from the property line along 189th Lane
 22 NE. City Code Chapter 54-4, Subdivision 2 requires at least a 20-foot setback from the public right-of-
 23 way for development monument signs.

24 Gerard noted that this property is a 5.61-acre outlot that is zoned and guided MXU – Mixed Use. The
 25 adjacent properties are guided and zoned the same. This property is part of the Elevage EB Planned
 26 Unit Development (PUD), a 62-acre residential and commercial development east of Highway 65.

27 Gerard stated that the Elevage EB Second Addition Final Plat has a utility easement extending 10 feet
 28 to the east and 10 feet to the west of the fire hydrant at this corner. Meeting the 20-foot setback
 29 requirements from the ROW and placing the sign outside of the utility easement would locate the
 30 sign at least 60 feet from the curb of Sandhill Parkway and 40 feet from the curb of 189th Lane NE,
 31 which could limit visibility of the sign.

32 Gerard presented what the sign would look like.

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

37 Gerard added that the Planning Commission held a public hearing on this item on June 24, 2025. A
 38 member of the development team was present to speak on behalf of the applicant. No one else was
 39 present to comment during the public hearing. The Planning Commission voted 5-0 to recommend
 40 approval of the variance request.

41 Mundle asked about the total distance from the curb. Gerard noted that the property line is set back
 42 about 20 feet from the curb.

1 Erkel asked if, since they do not have actual photos of what this looks like, if it gets put up and is
2 impeding vision, will they relocate it, or is it set in stone once approved. Gerard stated that if it is
3 approved, it grants the applicant approval to locate the sign where it is proposed. Gerard stated that
4 they will use the 30-foot sight visibility triangle to safely say it will not impair drivers' vision.

5 Saufley clarified that once a variance is granted, you are granting it without regard to what the item
6 actually looks like. Saufley stated that, depending on how the variance resolution is drafted, you
7 might be determining a specific location or a general range where the item could be located.

8 Smith stated that he was on the site and did not see any vision impairment.

9 Erkel asked about considering people's homes around there. Smith stated it should not be a vision
10 impairment for them either, because the sign is out by the road.

11 Gerard stated that staff did the math to make sure that the site plan and the sign submitted are
12 consistent. Mundle asked if the height of the sign is 3 feet. Gerard stated that the sign is 6 feet 7
13 inches tall, including the brick piers.

14 **Mundle stated I'll make a motion to adopt Resolution 2025-42, granting a variance from Chapter**
15 **54-4, Subdivision 2 of the City Code for the location of a development monument sign within 20**
16 **feet of public right of way on property at the northeast corner of Sandhill Parkway NE and 189th**
17 **Lane NE. Erkel stated I'll second. Anderson asked any discussion? To the motion, all in favor say**
18 **aye. All in favor. Anderson asked any opposed? That motion passes. Motion passes unanimously.**

19 **7.0 A.2 Variance: Tom Babineau, 239 Aspen Road NE**

20 Gerard stated that the applicant, Tom Babineau, applied for a variance for a front yard setback
21 reduction at 239 Aspen Road.

22 Gerard noted that this property is a 0.42-acre through lot with frontage along Aspen Road NE to the
23 east and Lakeshore Drive NE to the west. The property is zoned and guided Coon Lake within the
24 Shoreland Overlay District.

25 Gerard stated that the applicant is proposing to demolish an existing home and build a new single-
26 family home on the property. Gerard stated that the request is a variance from Section 51.7,
27 Subdivision B of the Zoning Ordinance to allow a front setback reduction from 25 feet to 15 feet.

28 Gerard stated that the proposed structure is setback 35.7 feet from Lakeshore Drive NE and 77.3 feet
29 from the Ordinary High-Water Level of Coon Lake. The proximity of the lot to Coon Lake limits the
30 potential locations for the home and septic site.

31 Gerard noted that in order to grant a variance, the applicant must demonstrate that the request
32 meets all three of the tests for "practical difficulties," including reasonable use of the land,
33 uniqueness of the land that is out of the control of the owner, and that the request would not alter
34 the existing character of the neighborhood. Staff has provided findings of fact for both approval and
35 denial in the staff report.

36 Gerard added that the Planning Commission held a public hearing on this item on June 24, 2025. The
37 applicant was present to speak on this item. At the public hearing, a neighbor spoke on behalf of
38 another neighbor who wanted to know more details about the project. The Planning Commission
39 voted 5-0 to recommend approval of the variance request.

40 **Erkel stated I'll make a motion to adopt Resolution 2025-43, granting a variance from Section 51-7,**
41 **Subdivision B of the City Zoning Ordinance for the location of a principal structure within 25 feet of**

1 **a front property located at 239 Aspen Road. Miller stated I'll second.** Anderson asked any
2 discussion?

3 Smith asked if the house, garage, and shed were all going to be demolished. Gerard stated that she
4 believes that the existing building towards the lake will remain, but the garage, house, and the
5 building to the north will be gone.

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

8 **7.0 A.3 Zoning Text Amendment: Barndominiums**

9 Kendra Lindahl, Landform, stated the Planning Commission reviewed this item at its June 24, 2025,
10 meeting. The Commission requested some clarification of the staff report language and
11 recommended an amendment to allow 16 ft. sidewall height for Barndominiums on parcels of 5 acres
12 or more. The staff report and attached ordinance have been updated to reflect these
13 recommendations.

14 Lindahl noted that other than the applicant, there was no one present to speak on this item. The
15 Planning Commission voted unanimously to recommend approval of the ordinance amendment with
16 the recommended amendment.

17 Erkel asked if someone wanted to build a two-story barndominium could do that. Lindahl stated that
18 in terms of sidewall height, they could not.

19 Mundle asked if it is intended as the sidewall of the garage. Erkel stated that someone who buys 3
20 acres of land should be able to have the ability to build a two-story barndominium.

21 Lindahl clarified that the 16-foot sidewall height is for the whole building, not just the garage. Lindahl
22 stated that right now it is 14 feet.

23 Look stated that it would need to be a variance if someone wanted to build a two-story structure.
24 Smith stated that he does not think residents should have to come in for a variance.

25 Lindahl stated that she thinks they should give her direction so she can review, edit, and bring it back
26 to the Council.

27 Erkel stated that she thinks residents should be able to have a second story if desired. Miller stated
28 that it should be allowed on 2 acres minimum, not 5 acres.

29 Lindahl stated that there is a building height for living space, but for an accessory building, there is a
30 sidewall height. Miller stated that they would like 16 feet for the garage sidewall height.

31 Smith stated that he thinks they are placing restrictions on residents that are not needed, and it
32 should be allowed on any lot size.

33 Smith stated that they have been working on this long enough.

34 Lindahl clarified that the Council wants the ordinance to read "For Barndominiums, a 16-foot sidewall
35 height is permitted for the accessory building portion of the structure." Erkel stated that it is correct.

36 **Miller stated I'll make a motion to adopt Ordinance No. 2025-03, amending the text of Appendix A**
37 **(zoning) of the East Bethel City Code with the change on page 97 of the staff report. Erkel stated I'll**
38 **second.** Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson
39 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 **8.0 E.1 Emergency Back-up Generator & Transfer Switch for Wells #1 & #2**

14 Mundle noted that he will be abstaining from this item.

15 Ayshford stated that the City of East Bethel has four municipal wells that serve its residents.
16 Currently, only wells 3 & 4 have back-up power to operate in the event of a power outage. Reviews
17 from the State of MN and emergency management plans recommend having back-up power for all
18 public water supplies. Staff have been working on cost-effective solutions for a backup power source
19 for wells 1 & 2 for several years.

20 Ayshford stated that the City applied for and was successfully awarded a \$10,000 Source Water
21 Protection Grant from the Minnesota Department of Health for the installation of a transfer switch
22 for wells 1 & 2 in the north municipal utility service area. Ayshford stated that a single standard
23 transfer switch will not be sufficient.

24 Ayshford stated that the first option with transfer switches and a transformer would cost the City
25 \$30,005, and the second option with two transfer switches would cost the City \$12,279.

26 Ayshford stated that after the transfer switch is installed and the initial grant closed out, the City can
27 apply for two additional grants that cover up to \$20,000 of the purchase and installation of the actual
28 generators. The grant money is not guaranteed, but our project is likely to score highly in the
29 competitive process.

30 Erkel asked if this money is coming out of the General Fund. Ayshford stated that funding for this
31 project is provided by the Water Enterprise Fund.

32 Smith asked if they had something there now. Ayshford stated that there is no backup power there
33 now.

34 Ayshford stated that with the grants, it would cost the City about \$34,000.

35 Erkel asked how many homes Wells 1 and 2 serve. A member of the audience stated the number is at
36 108 at the moment.

37 Smith asked how long they had been doing this without generators. Ayshford stated that since 2004,
38 but it is being brought up now because of the emergency management plan and the Department of
39 Health review of the water supply.

40 Anderson clarified that they are approving the second, cheaper option.

1 **Erkel stated I'll make a motion to approve installation of a transfer switch with the acceptance of**
2 **the grant and authorize applying to remaining grants. Smith stated I'll second.** Anderson asked any
3 discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That
4 motion passes. **Motion passes unanimously.**

5 **8.0 F Fire Department**

6 **8.0 F.1 Fire Station Flooring Project**

7 Look asked if the Council would make a motion to postpone this item until they have information
8 back regarding the warranty.

9 **Anderson stated I'll make a motion to table discussion of the Fire Station flooring project until they**
10 **have further information. Erkel stated I'll second.** Anderson asked any discussion? To the motion,
11 all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes**
12 **unanimously.**

13 **8.0 G City Administrator Report**

14 **8.0 G.1 Intern Hire for Digital Imaging Project**

15 Look stated this relates to the hiring of an intern for a special project to begin the transition from
16 paper files to digital format. Digital format will be the first step to document preservation and
17 eventual website functions that could include public data searches for commonly asked for
18 information. While there is room for volunteers to help on this project, having a dedicated intern to
19 manage the process will help to complete the project in a reasonable amount of time.

20 Look noted that the Anoka County Regional Economic Development was forwarded the names of two
21 individuals who needed to complete internships prior to completing their bachelor's degree in
22 planning and community development.

23 George Ongaga responded to East Bethel's interest in offering a special project opportunity that
24 would allow the intern to become acclimated to property address files, coordinate the conversion to
25 a digital format, and organize for eventual adoption into software upgrades that cities commonly use.
26 Mr. Ongaga has experience in computer programming and repair and possesses a skillset that
27 combines the use of technology with data management.

28 Look stated that the intern compensation is recommended at \$15 per hour. This person would help
29 to coordinate with volunteers as they become available, managing the process.

30 **Erkel stated I'll make a motion to approve hire of the temporary intern. Mundle stated I'll second.**
31 Anderson asked any discussion?

32 Erkel asked what hours he would be working. Look noted that he has the summers off, and he has to
33 finish this project to complete his degree. Look stated that he will be flexible with when Mr. Ongaga
34 can complete this work, but it has to fall within office hours.

35 Look noted that once this project gets started, they will have a better insight into what his schedule
36 and timeline will look like.

37 Erkel asked if he would finish this in the summer. Look noted that they will reach out to the new
38 Planning Commissioner, who expressed interest, and other volunteers to help get this project
39 completed.

40 Smith asked if Look could also be in charge of this project, not just Frost, because she has a lot of
41 other things she is working on.

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

3 **9.0 – Other Items**

4 **9.0 A Staff Report**

5 Look stated that the request for the Senior Center was checked on and estimated about \$3,00 to
6 change the ordinances to accommodate this.

7 Look noted that it is a requirement that the senior's contract with a caterer permit. Erkel stated that
8 they have determined Route 65. Look noted that there is a requirement of the State that food be
9 provided at every event where alcohol is served.

10 Erkel asked if the food had to come from the caterer. Look stated that it does.

11 Look asked if the \$3,000 should be recouped from the City or should funds come from the alcohol
12 sales at the Senior Center.

13 Look stated that with the road repair on Jackson Street, due to the culvert failure, the street had to
14 be shut down. Look stated that Ayshford has been working hard to get this resolved. Look stated that
15 they are at about \$61,000 for the repair with Classic Construction.

16 Look stated that TVF stands for Traditional Values Foundation, a non-profit that helps applicants with
17 filing.

18 Look stated that the Mayor and he met with the school district regarding getting hooked up to City
19 sewer and water, and they have a game plan going forward.

20 **9.0 B Council Reports**

21 Smith asked if, with the IUP taken away tonight, is there a 30-day wind-down period.

22 Saufley stated that there is usually a wind-down period to work through administratively to make
23 sure things get smoothed out.

24 Smith asked what time Saufley would suggest for the wind-down period. Saufley stated that he thinks
25 it is a policy decision.

26 Look stated that the horse IUP gives 30 days, but the one discussed tonight does not mention that.

27 Smith stated they can leave it up to staff to send out letters, get things finished up, and bring an
28 update to the next meeting.

29 Erkel stated that she thinks they spend too much on Ace Garbage and asked if they have a contract or
30 get other quotes.

31 Erkel asked when the next newsletter is going out. Look stated that the newsletter is at the printer/at
32 the mail house right now.

33 Erkel stated that every June, the City Council used to have an annual evaluation of the City
34 Administrator, and she thinks that should be done.

35 Erkel asked if the City Council would participate in the parade. Mundle stated that the Mayor will ride
36 in a car, and the City can provide a Public Works car if any Council members want to participate.

37 Look stated that if Council members want to participate, they can get with the coordinator if they
38 want a slot.

39 Erkel stated that she thinks they should be done with Landform and allow Gerard to be on her own to
40 complete her probation period. Look stated they can look into that.

1 Smith agrees with Erkel and has liked what Gerard has done so far. Smith stated they can just use
2 Landform for consulting when needed.

3 **10.0 Adjourn**

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

6 Meeting adjourned at 9:08 p.m.

7 Submitted by:

8 Lilian Rokosz

9 *TimeSaver Off Site Secretarial, Inc.*

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL MEETING

July 28, 2025

The East Bethel City Council met on July 28, 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
 Jacob Saufley, City Attorney
 Jeff Cielocha, Fire Chief

1.0 Call to Order

The July 28, 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

4.0 A Anoka County Sheriff's Report

Lieutenant Derek Peters presented the June 2025 Sheriff's Report, stating the Sheriff's Department responded to 499 calls, 7 thefts, 9 assaults, 6 damage to property, 58 arrests, 169 traffic stops, 30 traffic citations, and discussed a few notable calls from the month.

Miller asked if there are any community outreach or crime prevention programs that the Sheriff's department can recommend or implement. Peters stated that he is over the crime prevention area, always looking for ideas, and is open to any new crime prevention programs people want to see.

Mundle asked Peters to add all the Councilmembers to the email chain.

Informational; no action required.

4.0 B Fire Department Monthly Report

Fire Chief Cielocha presented the June 2025 report and noted that they responded to 107 calls, of which 55 were medical and 1 brush fire. He stated that they have members stepping up for a number of initiatives they are working on.

Mundle stated that Cielocha has done a good job on the recruiting efforts. Fire Chief Cielocha gave credit to Deputy Chief Uden and other committee members.

Informational; no action required.

5.0 Public Forum

Brian Bezanson stated that he had not attended Booster Days in several years but was very impressed with how it went last Saturday. Mr. Bezanson gave kudos to everyone who worked on the event.

1 **6.0 Consent Agenda**

2 Item A: Approve Bill List

3 Item B: Approve Tabled Meeting Minutes June 23, 2025 City Council Meeting

4 ~~Item C: Approve Meeting Minutes, July 14, 2025, City Council Work Meeting~~

5 ~~Item D: Approve Meeting Minutes, July 14, 2025 City Council Meeting~~

6 Item E: Approve the Removal of Landform Expenses from Delinquent Escrow Account

7 Item F: Approve Hire of New Fire Fighters

8 Smith requested to pull Items C and D.

9 **Erkel stated I'll make a motion to approve Consent Agenda as amended. Miller stated I'll second.**

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

12 **6.0 C Approve Meeting Minutes, July 14, 2025 City Council Work Meeting**

13 Smith stated that on page 32, line 36, it should state that Smith made the motion and Miller
14 seconded.

15 **Smith stated I'll make a motion to approve Item C of the Consent Agenda. Erkel stated I'll second.**

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

18 **6.0 D Approve Meeting Minutes, July 14, 2025 City Council Meeting**

19 Smith requested to table these minutes because there is information missing that he will send to
20 staff.

21 **Smith stated I'll make a motion to approve Item D of the Consent Agenda. Erkel stated I'll second.**

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

24 **7.0 New Business. Commission, Association, and Task Force Reports**

25 **7.0 A Planning Commission**

26 None.

27 **7.0 B Economic Development Authority**

28 None.

29 **7.0 C Park Commission**

30 None.

31 **8.0 Department Reports**

32 **8.0 A Community Development**

33 None.

34 **8.0 B Engineer Report**

35 None.

36 **8.0 C City Attorney**

37 None.

38 **8.0 D Finance**

39 None.

40 **8.0 E Public Works**

41 None.

8.0 F Fire Department**8.0 F.1 Fire Station Flooring Bids**

Look stated that this topic was brought up by multiple Fire Department members as a priority for them in preserving and improving the stations. This topic was discussed at a City Council work meeting, and direction was given to research companies that could provide a new concrete coating for all three stations, including the office area at Station 1.

Look noted that the total fiscal impact of this project is \$78,289.27. This is to complete all three stations this year, including the office, bathrooms, and workrooms at Station 1.

Fire Chief Cielocha clarified that Modern Concrete Coatings has a 5-year warranty, not a lifetime warranty.

Fire Chief Cielocha stated that Modern Concrete Coatings has agreed to come on two separate occasions so that half of the apparatus floor can be utilized and allow the primary response vehicles to stay at Station 1 at no additional cost.

Erkel asked if they knew how long it took for the floor to crack. Anderson stated that it did not crack, but the heat from the tires adhered to the flooring and pulled it up when it drove out.

Fire Chief Cielocha noted that they are proposing to use a polyaspartic, which is more durable and will not yellow.

Mundle asked if they would take up the old floor before they put in the new floor. Fire Chief Cielocha stated that they are diamond grinding all surfaces except in the hallway, where they will use a different process.

Mundle stated I'll make a motion to approve the Modern Concrete Coatings Fire Station flooring bid that carries a 5-year warranty. 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.**

8.0 G City Administrator Report**8.0 G.1 Approve Purchase of Property at: 1345 Sims, PID# 08-33-23-34-0002**

Look stated that the EDA directed staff to research the purchase agreement for 1347 Sims Road. Look noted that the cost is at an amount of \$260,000 minus \$25,000 for a failed septic system. Look stated that the staff has successfully negotiated an agreement with the seller to acquire 1.83 acres on the corner of Sims and Highway 65.

Erkel stated I'll make a motion to adopt Resolution No. 2025-45, authorizing the purchase of real property at 1345 Sims Road NE. Miller stated I'll second. Anderson asked any discussion?

Miller asked if they must do a public hearing on something like this. Saufley stated that they do not have to.

Anderson asked if the resolution should read "agreement after purchase". Look stated that they can add that in there. Saufley noted that the language there seems to be adequate.

Anderson asked if they will have an appraisal of the land. Look stated that the tax assessed value is \$240,000. Anderson wondered if this price is overrated compared to other nearby sales of land.

Erkel stated I'll make an amended motion to adopt Resolution No. 2025-45, authorizing the purchase of real property at 1345 Sims Road NE, contingent upon appraisal. Miller stated I'll second. Anderson asked any discussion?

1 Saufley asked for clarification on what the contingency would be. Miller stated that it would need to
2 match the purchase price.

3 Mundle asked if they would put any money into the failed septic system. Look stated that it is a policy
4 decision for the Council.

5 Look stated that they could invest \$25,000 into the septic system or rent out the home on the
6 property until an acceptable development comes along.

7 Mundle asked what they will do with the house if they purchase the land, will there be septic costs,
8 what will the environmental report cost, and the removal costs for the 2 ground propane tanks.

9 Look stated they can have these discussions once they know it passes phase 1 and the assessed value.

10 Look stated that they are working hard on the water project. Mundle noted that with the unknown
11 costs and the unknown of the water tower coming, he thinks it is too risky a purchase.

12 Miller stated that a man came to the EDA stating that commercial properties will go up considerably
13 along Highway 65, and thinks it is an opportunity for the City to get something in a prime location
14 relatively cheap, contingent on the fact that it appraises out.

15 Mundle asked if this would come up for a vote again before they sign a purchase agreement. Look
16 stated that it will not if the contingency on the appraisal plays out.

17 Miller asked what the costs of the unknowns could be. Mundle stated that he thinks they need to do
18 more research. Look stated he can do more research and have that to present at the next meeting.

19 Erkel stated that she would like to rescind her previously stated motion.

20 **Erkel stated I'll make a motion to table the adoption of Resolution No. 2025-45, authorizing the**
21 **purchase of real property at 1345 Sims Road NE. Miller stated I'll second.** Anderson asked any
22 discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That
23 motion passes. **Motion passes unanimously.**

24 **8.0 G.2 Approve BDM Lease Agreement**

25 Mundle noted that he will be abstaining from the discussion and voting on this item.

26 Look noted that they had a chance to meet with Brian Mundle Sr., discussed the contract, and came
27 to an agreement.

28 Look stated that BDM will pay the city \$300 monthly for their share of electricity, internet, water and
29 sewer, and other expenses that would fall into the category of common area maintenance, as well as
30 the placement of a business sign.

31 Look stated that both parties consider the road improvement deficiency would be satisfied through
32 the application of interest that was generated off the original \$1,700,000 purchase price, in addition
33 to installments made by the developer, and interest generated off the \$2000 installments per permit
34 issued.

35 Look stated that the City agrees not to pursue past taxes that should have been paid on the portion
36 of City property that was used for commercial purposes.

37 Look stated that the City agrees to the amount of \$6,000.00 SAC fee and \$500.00 WAC fee as defined
38 by the contract.

39 Look stated that BDM will vacate the property in 3 years from the signing of this agreement or
40 renegotiate a suitable agreement with the City.

1 Smith clarified that they will still collect \$6,000 for sewer hookup, \$500 for water hookup, and \$2,000
2 for the roads. Look stated that the \$2,000 is still part of the park permit.

3 Smith noted that it should be written into the contract to avoid future misunderstandings.

4 Anderson stated that he thinks they should table this item since Brian Mundle Sr. has not even seen
5 this document yet.

6 Smith and Miller agreed.

7 **Anderson stated I'll make a motion to table the BDM Lease Agreement. Erkel stated I'll second.**
8 Anderson asked any discussion? To the motion, all in favor say aye. **Aye – Erkel, Anderson, Miller,**
9 **Smith.** Anderson asked any opposed? **Abstain – Mundle.** That motion passes. **Motion passes.**

10 **9.0 – Other Items**

11 **9.0 A Staff Report**

12 Look reminded everyone of Night to Unite. Look presented the list of properties that will be hosting
13 Night to Unite parties.

14 Look stated that Jackson Street is done, and they are trying to get things wrapped up as quickly as
15 possible.

16 Look noted that the intern was supposed to start today, but he had an emergency, so they will figure
17 out what they will do in the future.

18 **9.0 B Council Reports**

19 Mundle noted that July's Planning Commission meeting was cancelled due to a lack of agenda items.

20 Mundle stated that Booster Day went great and thinks it's a good base to build on for next year.
21 Mundle stated they will need volunteers, and they have one meeting per month.

22 Mundle thanked all the Booster Day volunteers from this year.

23 Mundle noted that there will be a Booster Day debriefing meeting on August 13, 2025.

24 Erkel stated that she has heard lots of good compliments on Booster Day.

25 Erkel noted that the Seniors are doing a Night to Unite from 11-1 at Booster West and invited
26 everyone.

27 Smith thanked all the Booster Day volunteers and Paula for doing such a great job with the parade.
28 Smith recommended that they would like to have more candy to pass out during the parade next
29 year.

30 Miller stated that they are fortunate to live in a place where people care deeply about their
31 neighbors, and they have diverse outlooks, making it a stronger place to live. Miller noted that they
32 all make mistakes, and what matters is how they respond to them and strive to do better.

33 Miller stated that if they choose unity, compassion, and understanding, there will be nothing they
34 cannot do.

35 Anderson asked if they had reposted the vacant seat for the Planning Commission. Look stated they
36 have an ongoing posting, but will check on it.

37 **9.0 C Other**

38 None.

1 **10.0 Adjourn**
2 **Mundle stated I'll make a motion to adjourn. Erkel stated I'll second.** To the motion, all in favor say
3 aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**
4 Meeting adjourned at 8:00 p.m.

5 Submitted by:
6 Lilian Rokosz
7 *TimeSaver Off Site Secretarial, Inc.*

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



Date: August 11, 2025

Agenda Item Number: 8.0 G.1

Agenda Item: Non-Binding letter of Intent for BDM Construction

Background Information:

In 2004, the City of East Bethel and then Firebird LLC, dba BDM Construction, entered into a purchase agreement for real property later known as the Whispering Aspen development. Since the signing of the agreement, the elected officials over the years have raised issues regarding topics they felt needed to be addressed. Despite years of effort to resolve the issues, no action was taken to resolve the issues. Perennially, these issues continued to be readdressed, and it was the desire of staff and the city administrator to find a resolution that both parties could agree to and provide clarity going forward. On April 14th, 2025, both parties met and agreed to a path forward.

Recommendation: Please review and support, via resolution, the attached agreement between parties.

Attachments:

1. Resolution 2025-46
2. Non-binding letter of intent

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

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

RESOLUTION 2025-46

RESOLUTION APPROVING COST SHARE AGREEMENT

WHEREAS, the City of East Bethel (the City) currently has an amended and restated purchase agreement with Firebird LLC and BDM Construction (BDM) pertaining to the Whispering Aspen Development, allowing for the use of office space in the Whispering Aspen Community Center; and

WHEREAS, the City met with Mr. Brian Mundle, Sr. as the owner of BDM, and addressed issues concerning ongoing operating expenses, road rehabilitation expenses, past taxes, the use of a business sign, and sewer and water access charges; and

WHEREAS, it was the intent of the City and BDM to resolve issues that have been outstanding for many years; and

WHEREAS, state law is clear as it relates to the misappropriation of city funds for private businesses; and

WHEREAS, the City recognizes the difficulty in separating out expenses for a facility that is co-shared by the public as a community center and also used to house and manage water delivery to the development; and

WHEREAS, the City further acknowledges that no real estate interest is created or transferred by operation of this agreement and that any placement of the pipe as allowed by this agreement is entirely at their own risk of loss should the City require its removal in the future.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA agrees to the following terms as follows:

- BDM will pay the city \$300 monthly for their share of electricity, internet, water and sewer and other expenses that would fall into the category of common area maintenance, as well as the placement of businesses sign.
- That both parties consider the road improvement deficiency would be satisfied through the application of interest that was generated off of the original \$1,700,000 million purchase price, in addition to installments made by the developer, and interest generated off the \$2000 installments per permit issued.
- The City agrees to not pursue past taxes that should have been paid on the portion of city property that was used for commercial purposes.
- The City agrees to the amount of \$6,000.00 SAC fee and \$500.00 WAC fee as defined by the contract.

- BDM will vacate the property in 3 years from the signing of this agreement or renegotiate a suitable agreement with the City.

Adopted this 11th day of August, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

Ardie Anderson, Mayor

ATTEST:

Matt Look, City Administrator

July 25, 2025

VIA E-MAIL

Attention: Brian D. Mundle, Chief Executive Officer
Firebird Land, LLC
4091 County Road 5
Isanti, MN 55040

Attention: Brian D. Mundle, Chief Executive Officer
B.D.M. Construction, Inc.
Whispering Aspen Community Center
2241 221st Avenue NE
East Bethel, MN 55011

Re: Non-Binding Letter of Intent.
Firebird Land, LLC and B.D.B. Construction, Inc.'s Whispering Aspen Community Center
Tenancy.
Whispering Aspen Development – Street Resurfacing and Repair Work Deficiency.

Mr. Mundle:

This letter is intended to outline the terms and conditions of the proposed resolution of the disputes between the City of East Bethel and Firebird Land, LLC. and B.D.M. Construction, Inc.

1. Whispering Aspen Community Center.

The City claims that neither Firebird Land nor B.D.M. may occupy or use office space or any facilities in Whispering Aspen Community Center, located at 2241 221st Avenue NE, East Bethel, MN. Therefore, both Firebird Land and B.D.M. must immediately vacate the Whispering Aspen Community Center and pay for its use of the Community Center.

Firebird Land and B.D.M claim that under the Amended and Restated Purchase Agreement, dated January 8, 2004, between Firebird Land, LLC and the City of East Bethel (“Amended and Restated Purchase Agreement”), Firebird Land and B.D.M. may occupy and use the Whispering Aspen Community Center with no rent or other payment requirements.

RESOLUTION. Firebird Land and B.D.M. (Tenants) will enter into a lease agreement with the City with the following terms and conditions:

1. Term. 3 year term, with no renewal; immediate vacating at end of the lease term.
2. Payment. Tenants will pay operating cost, to include electricity, internet, water, sewer, and other expense/CAMS...\$300 a month will be paid for the next three years.

3. Sign. Tenant may continue to use of the business sign; Tenant will remove the sign at the end of the lease term and restore the area.
4. Insurance. Tenant shall secure insurance of at least \$1.5M Occurrence; \$2M Aggregate. City shall be listed as an additional Insured.
5. Mutual Release of All Known and Should Have Known Claims
6. Entirety of the Agreement between the parties respecting Whispering Aspen Community Center.

2. **Street Reconstruction.** Referencing section 1.4(d) on page 2 of the Amended and Restated Purchase Agreement, the City claims Firebird Land owes the City a principal amount of \$188,871.80 plus interest. Referencing section 1.4(a), (b), (c), and (j) of the Amended and Restated Purchase Agreement, Firebird Land claims that it does not owe the City and, on the contrary, a complete accounting would probably establish that the City owes Firebird Land a minimum of \$25,000.00.

RESOLUTION. The City will return to charging \$6,000 for sewer connection per Single Family Residential lot at the time a building permit for each Single Family Residential lot is issued per section 8.1(d) at page 9 of the Amended and Restated Purchase Agreement. The parties will enter into a full and final mutual release of their respective claims including any and all claims that are known or should have been known between the parties arising out of or under the Amended and Restated Purchase Agreement or the Whispering Aspen development, including any claims for over or under payment between the parties.

The Lease and Mutual Release and any other settlement documents are contingent upon and require the final approval by the East Bethel City Council, which such approvals will be obtained prior to execution of the Lease and Mutual Release. Each party will pay its own attorneys' and any other consultants' fees. All parties represent to each and other and agree that there has been no third-party broker involved in the transactions contemplated by this Letter of Intent.

This Letter of Intent must be accepted by the Firebird and BDM within twenty (20) days after receipt, or it will automatically expire.

If the terms of this Letter of Intent are acceptable, please acknowledge by signing below and returning a signed copy of this letter to East Bethel City Administrator Matt Look. Thereafter, the East Bethel City Attorney will prepare the agreements and any necessary documents contemplated by this Letter of Intent.

Thank you for your timely response to this Letter of Intent.

Sincerely,

CITY OF EAST BETHEL

Matt Look, City Administrator

cc: Ardie Anderson, Mayor
Mike Jeziorski, Finance Director and Deputy City Administrator
Eric D. Larson, East Bethel City Attorney

ACCEPTED BY:

FIREBIRD LAND, LLC

By: _____
Name: Brian D. Mundle, CEO

Date: _____

B.D.M. CONSTRUCTION, INC.

By: _____
Name: Brian D. Mundle, CEO

Date: _____