

# 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.

**6.0 Consent Agenda**

Item A: Approve Bill List

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

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

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

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

Item F: Approve Hire of New Fire Fighters

Smith requested to pull Items C and D.

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

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

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

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

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

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

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

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

None.

**7.0 B Economic Development Authority**

None.

**7.0 C Park Commission**

None.

**8.0 Department Reports****8.0 A Community Development**

None.

**8.0 B Engineer Report**

None.

**8.0 C City Attorney**

None.

**8.0 D Finance**

None.

**8.0 E Public Works**

None.

## 8.0 F Fire Department

### 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?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Look stated that 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 a business sign.

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

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

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

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

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

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

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

Smith and Miller agreed.

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

## **9.0 – Other Items**

### **9.0 A Staff Report**

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

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

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

### **9.0 B Council Reports**

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

Mundle stated that Booster Day went great and thinks it's a good base to build on for next year.

Mundle stated they will need volunteers, and they have one meeting per month.

Mundle thanked all the Booster Day volunteers from this year.

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

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

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

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

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

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

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

### **9.0 C Other**

None.

**10.0 Adjourn**

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

Meeting adjourned at 8:00 p.m.

Submitted by:

Lilian Rokosz

*TimeSaver Off Site Secretarial, Inc.*