

EAST BETHEL CITY COUNCIL MEETING

December 8, 2025

The East Bethel City Council met on December 8, 2025, at 7:00 p.m. for the regular City Council meeting at City Hall.

MEMBERS PRESENT: Ardie Anderson Brian Mundle Tim Miller Jim Smith

ALSO PRESENT: Matt Look, City Administrator
 Jacob Saufley, City Attorney
 Grace Gerard, City Planner
 Jeff Cielocha, Fire Chief
 Mike Jeziorski, Deputy City Administrator/Finance Director

1.0 Call to Order

The December 8, 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. 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 2026 Budget Presentations: Public Comment and Approval of City, EDA, and HRA Budgets and Levies

4.0 A.1 Resolution No. 2025-65, Adopting the 2026 Budget and Levy

Jeziorski gave a presentation on the 2026 Budget and Levy, including information regarding financial highlights, 2026 Budget Components, 2026 General Fund, 2026 Projected Revenue Sources, 2026 Employee Summary, 2026 Contracted Services, 2026 General Fund Expenditures, 2026 Debt Service Fund, 2026 Levy, 2026 HRA and EDA Levy, and projected impact.

Anderson opened the public hearing at 7:12 p.m.

Cory Jorgensen, 23190 Taylor Street, stated that the Anoka County Assessor came to his house and said that his house went up \$41,000 in value, and he is unsure how that could be possible since no changes have been made to his house.

Mitchell Webb, 604 189th Street, stated that 77% of the City budget coming from property taxes is ridiculous, and recommended looking at local taxes to collect more money on cannabis or other things.

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

Mundle stated I'll make a motion to adopt Resolution 2025-65, Adopting the 2026 Budget and Levy. 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 A.2 Resolution No. 2025-66, Adopting the 2026 EDA Budget and Levy

Mundle stated I'll make a motion to adopt Resolution 2025-66, Adopting the 2026 EDA Budget and Levy. 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 A.3 Resolution No. 2025-67, Adopting the 2026 HRA Budget and Levy

Miller stated I'll make a motion to adopt Resolution 2025-67, Adopting the 2026 HRA Budget and Levy. Smith 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.**

Miller asked that a discussion item be added to the next work meeting to explore alternative budget ideas, such as a local tax on cannabis.

4.0 B Public Hearing: Ordinance 2025-08, Correcting Street Name

Look stated that this item pertains to the renaming of 198th Street NE to 198th Avenue NE.

Look noted that at the November 19, 2025, meeting, City Council approved Resolution 2025-61, correcting a typo in the naming convention on the final plat for Hidden Prairie. The Final Plat of Hidden Prairie (originally approved in Resolution 2025-37) had been filed with an east-west street named 198th Street NE. In line with the street naming conventions used by Anoka County, the City was directed to rename the street from 198th Street NE to 198th Avenue NE.

Look stated that no building permits have been issued nor have addresses been assigned to any parcels along this street, and Resolution 2025-61 will be filed with Anoka County to update the Hidden Prairie plat.

Anderson opened the public hearing at 7:19 p.m.

No comments received.

Anderson closed the public hearing at 7:19 p.m.

Mundle stated I'll make a motion to adopt Ordinance 2025-08, Correcting Street Name. Smith 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.**

5.0 Public Forum

Dino Perfetti, 21034 Buchanan Street NE, stated that he is very happy with the road resurfacing project in his neighborhood, but one of the big issues in their neighborhood is the garbage hauling and how many different companies there are. Mr. Perfetti asked why they need so many licenses for garbage, when surrounding cities only have 2-3.

Bruce Lawrence, 2522 223rd Ln NW Oak Grove, MN 55011, asked about the 1,000-foot buffer distance between cannabis businesses and noted that the ordinance is messing with his real estate. Mr. Lawrence also noted that his cannabis dispensary business could help make East Bethel a destination city.

6.0 Consent Agenda

Item A: Approve Bill List

Item B: Approve Meeting Minutes, November 24, 2025, City Council Work Meeting

Item C: Approve Meeting Minutes, November 24, 2025 City Council Meeting

Item D: Resolution 2025-68, Setting 2026 City Meeting Dates

Item E: Resolution 2025-69, TIF 1-2 Permanent Fund Transfer

Item F: Resolution 2025-70, TIF 1-3 Permanent Fund Transfer

Item G: Resolution 2025-71, TIF 1-4 Permanent Fund Transfer

Item H: Resolution 2025-72, TIF 1-5 Permanent Fund Transfer

Item I: Resolution 2025-73, Recycling Fund Permanent Fund Transfer

Item J: Approve 2026 Tobacco License Renewals

~~Item K: Approve 2026 Garbage Hauler License Renewals~~

Item L: Fire Department Officer Appointments

~~Item M: Accept Recommendation to Appoint Planning Commission Candidate Gerald Tiah~~

Anderson requested to pull Item K. Smith requested to pull Item M.

Mundle stated I'll make a motion to approve Consent Agenda as amended. Smith 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 K Approve 2026 Garbage Hauler License Renewals

Anderson asked if they could add this to the next work meeting agenda to discuss changes for future years.

Anderson stated I'll make a motion to approve Item K of the Consent Agenda. Mundle 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 M Accept Recommendation to Appoint Planning Commission Candidate Gerald Tiah

Smith stated that he is okay with this appointment and wanted to see if Mr. Tiah was present at this meeting. Gerard stated that he was not.

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

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

7.0 A Planning Commission

7.0 A.1 Variances: Front and Side Yard Setbacks, 19511 East Front Boulevard NE

Gerard stated that the applicants have applied for variances for the construction of a 1,250 square foot attached garage on property located at 19511 East Front Boulevard NE. The property is 0.32 acres, guided Coon Lake, zoned Cool Lake Residential, and is part of the Shoreland Overlay District.

Gerard noted that the request is for the following two variances: (1) A variance from Section 51 Subd. 7B of the Zoning Ordinance to allow a front yard setback of 19 feet 8.4 inches, where a setback of 25 feet is required. (2) A variance from Section 51 Subd. 7B of the Zoning Ordinance to allow a side yard setback of 5 feet 8.4 inches, where a setback of 7 feet is required.

Gerard stated that both variances would be necessary for the applicant to construct the garage as proposed. One variance may be approved without the approval of the other. If only the first variance is approved, the applicant will be required to reduce the depth of the proposed garage to bring it into conformity with the 25-foot front yard setback requirement. If only the second variance is approved, the applicant will be required to reduce the width of the proposed garage to bring it into conformity with the 7-foot side yard setback requirement. Each variance shall be considered separately.

Gerard stated that to grant a variance, the applicant must demonstrate that the request meets all three of the tests for "practical difficulties," including reasonable use of the land, uniqueness of the land that is out of the control of the owner, and that the request would not alter the existing character of the neighborhood. The City Council should evaluate the requests individually based on

the application material, contents of the staff report, testimony from the public hearing, recommendations of the Planning Commission, and discussion.

Gerard noted that if the City Council finds one or more of the tests are not met for one of the variances, they must recommend denial of the variance. The City Council may approve one, both, or none of the variances.

Gerard stated that findings of fact for both approval and denial of each variance request have been included in the staff report. If the Council votes to deny the side yard variance, the Council shall determine findings of fact for denial.

Gerard stated that the Planning Commission reviewed this item and held a public hearing at the November 25, 2025, Planning Commission meeting. The owner of the property to the north of the subject property provided a public comment in support of both variance requests. A written public comment from a property owner in the neighborhood was also received in support of both variance requests. This comment is attached. After discussion, the Planning Commission voted 4-0 to recommend approval of both variance requests. The Planning Commission agreed with the findings of fact provided by staff for the side yard variance and provided findings of fact for the front yard variance.

Smith stated I'll make a motion to adopt Resolution 2025-74, granting variances from Appendix A (zoning) section 51-7B of the City Code for the construction of an attached garage 19 feet 8.4 inches from the front property line and 5 feet 8.4 inches from the south property line on property located at 19511 E Front Boulevard NE. Miller stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. All in favor. Anderson asked any opposed? That motion passes. Motion passes unanimously.

7.0 A.2 CUP: Lower Potency Hemp Edibles Retailer, 18429 Highway 65

Gerard stated that the applicant and owner of the Smoke Saloon has applied for a CUP to allow the operation of a Lower-Potency Hemp Edible (LPHE) Retailer at 18429 Highway 65 NE. The property is guided commercial, zoned B-3 Highway Commercial, and the business holds a current Cannabinoid License from the City.

Gerard noted that during the 2025 legislative session, Minn. Stats. § 342-46 was established to require all cannabis and LPHE licensing to be performed by the Office of Cannabis Management (OCM) instead of the local government unit (LGU). To obtain a license from the OCM, the LGU must verify that the business complies with the local Zoning Ordinance. City Ordinance 2024-05 established Lower Potency Hemp Edible Retailer as a Conditional Use within the B-3 Zoning District. To obtain an LPHE license from the OCM, the business must first receive a CUP to allow the proposed use on the property.

Gerard stated that the granting of a CUP by the City does not guarantee that the applicant will be granted the necessary licensure by the OCM.

Gerard discussed the CUP standards for review and noted that the City may impose conditions on the approval of a CUP.

Gerard stated that the Planning Commission reviewed this item and held a public hearing at the November 25, 2025, Planning Commission meeting. A public comment was received during this public hearing regarding the City's cannabis and hemp Ordinance and the Ordinance's requirement for buffer distances between cannabis businesses, but the comment was not specific or relevant to this item, as this is a hemp business and not a cannabis business. No other public comments were

received. The applicant was present to speak about this item. The Planning Commission voted 4-0 to recommend approval of the CUP for a cannabis microbusiness with conditions recommended by staff.

Mundle asked if hemp and cannabis are under two different classifications. Gerard noted that there are distinctions between these two.

Miller stated I'll make a motion to adopt Resolution No. 2025-75, granting a Conditional Use Permit for a Lower-Potency Hemp Edible Retailer located on a property located at 18429 Highway 65 NE. Anderson stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

7.0 A.3 CUP: Cannabis Microbusiness, 18447 Highway 65 NE - Unit B

Gerard stated that the applicant and owner of 5D Dispensary has applied for a CUP to allow the operation of a Cannabis Microbusiness at 18447 Highway 65 NE, Suite B. This property is guided commercial, zoned B-3 Highway Commercial, and is an existing business selling "holistic wellness products."

Gerard stated that the issuance of a CUP by the City does not entitle or ensure the granting of a license by the State. The applicant is subject to all rules, regulations, and inspections required by the OCM for the issuance of a cannabis microbusiness license. A CUP is one of many items required in this process.

Gerard stated that an analysis of the CUP standards has been provided. Any Cannabis business which operates on this property will be required to meet the conditions established within the resolution, including but not limited to complying with the standards for Cannabis businesses established in Section 30 of the Zoning Ordinance, obtaining registration with the City pursuant to Section 18 Article IX of the City Code, obtaining licensure from the OCM, and complying with all applicable state and federal laws for cannabis microbusinesses operation and cannabis sale.

Gerard stated that the Planning Commission reviewed this item and held a public hearing at the November 25, 2025, Planning Commission meeting. A public comment was received supporting the request. No other public comments were received. The applicant was present to speak about this item. The Planning Commission voted 4-0 to recommend approval of the CUP for a cannabis microbusiness with conditions recommended by staff.

Gerard noted that the staff finds that the application complies with the CUP standards and has prepared a resolution of approval with conditions recommended by staff. The City Council may establish additional conditions of approval. If the Council votes to deny the CUP Application, a resolution of denial can be prepared by staff for presentation at the next Council meeting.

Mundle stated I'll make a motion to adopt Resolution No 2025-76, granting a Conditional Use Permit for a Cannabis Microbusiness located on a property located at 18447 Highway 65 NE. Miller stated I'll second. Anderson asked any discussion?

Miller asked if the CUP would carry over to the next business owner if this business left. Saufley noted that a CUP runs with the land and noted that if this business failed, another one would be able to come into this space, but they would have to go through the regulatory process through the OCM first. To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

7.0 A.4 Site Plan Review: AMBA East Bethel Commercial, PID# 32-33-23-21-0012

Gerard stated that AMBA Holdings LLC has applied for a site plan review for a multi-tenant commercial building located at PIN #32-33-23-21-0012. The property is 4.43 acres, guided commercial, zoned B-3 Highway Commercial, and is proposed to contain a daycare and 3 retail storefronts.

Gerard stated that when reviewing a Site Plan, the City's discretion is limited to whether the proposed site plan meets the standards outlined in the City's Subdivision and Zoning Ordinance. If it does, the City must approve the site plan.

Gerard noted that staff has prepared a resolution of approval with conditions recommended by staff. The City Council may recommend additional conditions of approval.

Gerard stated that the wetland delineation must be approved and accurately identified on the plans before issuance of building permits. The applicant will be required to comply with the City's wetland buffer and building setback requirements and shall be required to amend the submitted materials to account for this buffer distance.

Gerard stated that the Planning Commission reviewed this request at the November 25, 2025, Planning Commission meeting. The Planning Commission voted 4-0 to recommend approval of the request with conditions as recommended by staff.

Mundle stated I'll make a motion to adopt Resolution No. 2025-77, approving a Site Plan for a multi-tenant commercial building located on a property located at PIN #32-33-23-21-0012. Miller stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

7.0 B Economic Development Authority

None.

7.0 C Park Commission

None.

8.0 Department Reports

8.0 A Community Development

8.0 A.1 Development Agreement: Vikings Meadows Second Addition

Gerard stated that on October 13, 2025, the City approved a Final Plat for "Viking Meadows Second Addition" on Outlot J and Outlot K of the "Viking Meadows" subdivision for 61 single-family lots in Resolution 2025-58. As a condition of approval for this plat, the Developer, Capstone Homes, is required to enter into a Development Agreement with the City for the public improvements associated with the Final Plat.

Gerard noted that the City Attorney has drafted a Development Agreement for acceptance by the Developer and the City. This agreement is included as Attachment 2. This agreement is similar to the agreement the City and Developer entered into for the first phase of this development. The fees listed in this agreement are set by the standards established within the City Code and the rates agreed upon in the Development Agreement for the first phase of the development.

Smith stated that he does not agree with the Mayor and City Administrator being able to approve minor changes, and thinks that it should be a decision made by the Council. Look noted they can change that.

Tom Bakritges, Capstone Homes, noted that they are not proposing to change anything further. Smith noted that he is okay approving this item, and just removing that section about the "minor changes."

Smith stated I'll make a motion to adopt Resolution No. 2025-78, approving the Development Agreement for "Viking Meadows Second Addition" for property legally described as Outlot J Viking Meadows and Outlot K Viking Meadows, with the removal of the Summary section on 216 of the Agenda Packet and number 3 on page 217 of the Agenda Packet. Mundle 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 B Engineer Report

None.

8.0 C City Attorney

None.

8.0 D Finance

None.

8.0 E Public Works

None.

8.0 F Fire Department

None.

8.0 G City Administrator Report

None.

9.0 – Other Items**9.0 A Staff Report**

Look stated that the flooring project at the Fire Station is going well.

Look stated that the HVAC units on top of the Fire Station are failing and those will need replacement at a cost of around \$30,000-40,000. Look noted that there are a few other tools that also need replacing before the end of the year.

Look noted that December 12, 2025, will be Gerard's last day and thanked her for all of her hard work.

9.0 B Council Reports

Smith noted that he attended the Fire Department Appreciation, and it went very well. Smith noted that the firefighters' attitudes were great, and it was fantastic to see. Smith noted that Jill King gave a presentation, and it was perfect.

Mundle noted that they are still looking for volunteers for the Booster Days.

Miller stated that he attended a Public Advisory Committee meeting at Nexus last week. Miller noted that it was interesting to find out that they have 96 people employed there right now, and they are doing well.

Anderson noted that he attended the tree lighting the other night, and there was a great turnout. Mundle stated that he was surprised by the attendance and thanked the Seniors, Lions Club, and East Bethel Bandits.

9.0 C Closed Session - City Administrator Performance Review

Miller stated I'll make a motion to go into Closed Session at 8:10 p.m. for the purposes of the City Administrator Performance Review. Smith stated I'll second. Anderson asked any discussion? All in

favor say aye? **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

9.0 D Closed Session - Discussion of Pending Lawsuit

Miller stated I'll make a motion to go into Closed Session at 8:10 p.m. for the purposes of the Discussion of Pending Lawsuit. Smith stated I'll second. Anderson asked any discussion? All in favor say aye? **All in favor.** Anderson asked any opposed?

Mundle noted that he will be abstaining from the discussion on this matter. That motion passes. **Motion passes unanimously.**

(Council moved into Closed Session.)

(Council reconvenes Open Session.)

Anderson stated that the evaluation of the City Administrator will be tabled until the next meeting.

Miller stated I'll make a motion to table the City Administrator Performance Review to the next City Council meeting. Smith 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.**

Saufley stated that he is seeking a motion from the body to continue with the eviction action that has been filed against Firebird Land LLC, and for the City to respond to the complaint filed by Firebird Land LLC received by the City on December 3, 2025.

Smith stated I'll make a motion to continue with the eviction action that has been filed against Firebird Land LLC, and for the City to respond to the complaint filed by Firebird Land LLC received by the City on December 3, 2025. Miller stated I'll second. To the motion, all in favor say aye. **Anderson, Miller, Smith - Aye.** Anderson asked any opposed? **Mundle - Abstain.** That motion passes. **Motion passes unanimously.**

10.0 Adjourn

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

Meeting adjourned at **8:16** p.m.

Submitted by:

Lilian Rokosz

TimeSaver Off Site Secretarial, Inc.