

# EAST BETHEL CITY COUNCIL MEETING

January 12, 2026

The East Bethel City Council met on January 12, 2026, 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

## 1.0 Call to Order

The January 12, 2026, City Council meeting was called to order by Mayor Anderson at 7:00 p.m.

## 2.0 Pledge of Allegiance

The Pledge of Allegiance was recited.

## 3.0 Adopt Agenda

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

## 4.0 Presentations and Public Hearings

None.

## 5.0 Public Forum

Tammy Gimpl, 22359 Baton Street NE, stated that she has gotten 2 letters from Nick Schmit and noted that she should not be getting these letters because she has an attorney. Mrs. Gimpl noted that she is considering this as harassment.

Look noted that the letters that Mrs. Gimpl has been receiving are code violations on her property. Look stated that the City is not in conflict with her, nor does her attorney represent her for the City.

Mrs. Gimpl noted that she has two different attorneys, one for the City of East Bethel.

Look noted that they will follow the process that is required by every court.

## 6.0 Consent Agenda

~~Item A: Approve Bill List~~

Item B: Approve Meeting Minutes December 22, 2025 City Council Work Meeting

Item C: Approve Meeting Minutes, December 22, 2026 City Council Meeting

~~Item D: Resolution 2026-01, Designate Official Newspaper~~

Item E: Resolution 2026-02, Designate Official Depositories for City Funds

Item F: Resolution 2026-03, Designate Check Signatories

Item G: Approve Advertisement for Seasonal Snow Plow Operator

~~Item H: Approve Hire of Seasonal Snow Plow Operator~~

Item I: Resolution 2025-82, Volunteer Firefighter Annual Pension Level Increase

Mundle requested to pull Item D. Smith requested to pull Item H. Miller requested to pull Item A.

**Mundle stated I'll make a motion to approve the Consent Agenda as amended. 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 A Approve Bill List**

Miller asked what the \$16,000 under Street Maintenance for striping repair materials is for. Look stated that the striping is part of the contract with the striping company, and they did not bill them for the work, so this is the catch-up charge.

**Miller stated I'll make a motion to approve Item A of the Consent Agenda. 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 D Resolution 2026-01, Designate Official Newspaper**

Look noted that they are currently using the Isanti Chisago Star and recommended that they continue to keep this successful relationship.

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

#### **6.0 H Approve Hire of Seasonal Snow Plow Operator**

Smith thanked Dan Dobbs for what he is doing for the City.

**Smith stated I'll make a motion to approve Item H 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 PUD Concept Plan Review: "Cedarwood Estates", a manufactured home park expansion located at 18164 Highway 65 NE**

Lindahl stated that the City received an application from Continental Communities for a PUD Concept Plan Review of "Cedarwood Estates" (formerly Village Green Mobile Home Park) located at 18164 Highway 65 NE. The PUD concept is to establish new standards to bring the existing park into compliance and allow for expansion of the park to add 33 new homes on the north side. The area proposed to be part of the PUD includes five parcels.

Lindahl noted that the existing park was permitted by the Village of East Bethel in 1969. The City adopted Chapter 38 regulating manufactured home parks in 1987 and made the manufactured home park a legal non-conformity. Legal non-conformities are allowed to continue but may not expand, and if homes are replaced with new homes, they can only do so in compliance with ordinance requirements. Removal of an existing home eliminates the legal, non-conforming protections. As a result, it is very difficult for homes to be replaced without variances.

Lindahl stated that the property to the north is guided Mixed Use and zoned B-3 – Highway Commercial. The properties to the south are located in Ham Lake and are residential, with a commercial site located at the intersection of 181st and Highway 65. The properties to the east are located across Highway 65 and are guided Commercial and zoned B-3. The properties to the west are guided Future Growth Area and zoned R-1 – Single Family Residential.

Lindahl noted that the PUD Concept plan is seeking to codify the existing nonconformities of the manufactured home park and expand these within the site.

Lindahl stated that the PUD is intended to allow the applicant to expand the park to add 33 new homes, replace existing homes, and improve the site. However, more information is required from the applicant to fully evaluate the request.

Lindahl stated that the Planning Commission held a public hearing on this item on December 23, 2025. During the public hearing, the applicant provided additional clarity and feedback on the concept and report. The Planning Commission felt that additional information was needed to make a formal recommendation, but they did provide feedback to the applicant.

Erkel asked about the 15% open/recreation space required. Lindahl noted that they are putting the new homes in the existing park, but the Planning Commission stated that they need to find a way to preserve the 15% park area required in Chapter 38.

Erkel asked if they could mandate that they have to allow for double-wides. Lindahl noted that it is something they could provide feedback on, but does not think they could mandate that.

Erkel asked if they would pay any park dedication fee. Lindahl noted that since these are existing lots, they would not be subject to park dedication fees.

Erkel asked about ADA compliance and what needs to be done. Lindahl stated that some of the homes can add a ramp for wheelchair access, but it does need to meet setback requirements, so they would have to come in and request a variance.

Lindahl noted that the Council could provide informal comments and feedback only, recommend approval, or recommend denial at the meeting tonight.

Anderson clarified that they would have to rezone from R-2 to B-1. Lindahl stated that it is correct, and as part of that, they are rezoning to PUD.

Anderson asked if the Concept Plan they want is for the new and old parts. Lindahl noted that it is correct that they want it for both.

Anderson noted that he has a problem with that because they would allow them new sizes in the new part, and they could address that in the old part.

Lindahl clarified that she recommends that they formalize what already exists in the existing park, to clean up the lines.

Lindahl noted that they would be able to have different sets of standards for the new and existing homes.

Anderson asked where they would be connecting for the sewer. Lindahl stated that they would have a lot of work to do, but does not have the answer to that question. Lindahl stated that they could add a recommendation that the support from the City only exists if they connect to the City sewer and water.

Anderson asked why there is a difference in the street widths they are proposing. Lindahl stated that she is unsure, but the standard street in Chapter 38 is 40 feet wide.

Anderson asked about phasing in the new sewer system and the replacement of old pipes in the old additions at a cost to the City.

Mundle noted that the Planning Commission did a great job reviewing this project, and there are a lot of questions that need to be addressed and clearly defined.

Mundle stated that having a max mobile home size for each lot would be beneficial and clear up any miscommunications going forward.

Mundle asked, if approved, would this PUD only cover this parcel of the trailer park. Lindahl stated that they do not know that yet, but the applicant and the City could talk about it.

Mundle asked if the treatment system is abandoned, could that property be available to expand the park onto. Lindahl stated that the City Engineer does not have the answer to that, but it is an important parcel.

Miller asked for clarification on who would own the land. Lindahl stated that the park owns the land and the homeowners own the home.

Smith asked if they should make a list of the concerns that they have and give it to the applicant to see what they can work out. Lindahl noted that she put the Planning Commission's concerns in the staff report, but the Council can add/edit that list to send to the applicant.

Lindahl stated that she would recommend the resolution denying the PUD and providing feedback about the issues that need to be addressed to get Council support.

Erkel asked about the replacement of the old homes. Lindahl stated that when you have a legal non-conforming structure like these homes, if it is damaged, they can only be replaced by something with the same footprint. However, if it is removed, you can only replace it in compliance with the setbacks in Chapter 38.

Miller noted that there must be like 10-12 vacant lots and asked what the plan for those is. Lindahl noted that they would have to ask the applicant to get more information on that.

Smith noted that he wants to work with them because this could help the City if they find a working PUD.

**Erkel stated I'll make a motion to deny Resolution 2026-04, approving the PUD Concept Plan of "Cedarwood Estates" located at PIDS #32-33-23-31-0003, #32-33-23-34-0001, #32-33-23-34-0002, #32-33-23-34-0003, and #32-33-23-34-0005, and to answer the questions raised by Council. 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 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

None.

## 8.0 G City Administrator Report

### 8.0 G.1 Commission Liaison and Committee Appointments

Look stated that assignments of City Councilpersons to Commissions, Committees, Authorities, WMO's, and other public advisory boards as liaisons or members are recommended by the mayor and confirmed by the City Council.

Look presented the Commission, Authority, Committee, and appointed positions recommended by Mayor Anderson for consideration.

**Mundle stated I'll make a motion to approve the 2026 Commission/Committee/Liaison assignments. 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.**

## 9.0 – Other Items

### 9.0 A Staff Report

Look stated that they will be focusing on the newsletter, in a new format, and are working with Prime Advertising to get that done. Look noted that if anyone has articles they want to include in the newsletter, send them to Carrie Frost by January 20, 2026.

Look stated that they will be working with CivicPlus on the website upgrade and the modules about building department, code enforcement, permitting, licensing, etc. Look noted that new people will be coming in that department and will be training soon.

Look stated that they will be closing on a property on January 27, 2026, and then decisions on what that property should be will be a work session discussion.

Look stated that Ayshford has ordered lots of salt with all the snow they have been getting, and they are trying to keep accidents at a minimum.

### 9.0 B Council Reports

Mundle noted that they had their first meeting of the Sunrise River WMO last week, and noted that currently the Ditch 20 wetland restoration project is underway. Mundle added that ditch 13 is a similar design, and they were awarded a \$241,000 grant to complete the project.

Erkel stated that she has received calls regarding a letter going around signed by around 100 mayors, insisting there is accountability regarding the State's finances.

**Erkel stated I'll make a motion to support the initiative of other cities demanding the State be financially accountable.**

Miller asked if they could do that. Saufley noted that they would need to know what exact material they are talking about approving, and they would also have to amend the agenda to add that matter.

Anderson noted that he has not signed the letter because the mandate section of the letter was not true for the City, because their budget was not impacted. Anderson stated that he agrees with the fraud section.

The motion lacks a second. **Motion fails.**

Erkel stated that she has gotten lots of messages regarding not having an ACO regarding dogs, and noted that, in her opinion, the government should not be in the business of animal control.

Erkel noted that there will be a chili-cook-off at 10:30 a.m. on January 15, 2026, with the Seniors.

Erkel noted that she would like the City Attorney to give them a monthly legal report to keep the Council up to date on legal issues. Miller and Smith noted that they agree.

Look noted that typically, he addressed lawsuits in the Friday updates, and code enforcement issues are not pursued until the Council approves them.

**9.0 C Other**

None.

**10.0 Adjourn**

**Erkel stated I'll make a motion to adjourn. Mundle 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 8:02 p.m.

Submitted by:

Lilian Rokosz

*TimeSaver Off Site Secretarial, Inc.*