

# EAST BETHEL CITY COUNCIL MEETING

February 9, 2026

The East Bethel City Council met on February 9, 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  
   Jeff Cielocha, Fire Chief  
   Kendra Lindahl, Contract Community Development

## 1.0 Call to Order

The February 9, 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

### 4.0 A Ordinance 2026-01, Creating Local Statutes for Plumbing Permit Administration, Plan Review, and Inspections

Look stated that the State of Minnesota Department of Labor and Industry (DOLI) conducts plumbing plan reviews for permits in East Bethel, as stipulated in Minnesota Rules 1300.0215, Subpart 6.

Look noted that to obtain this special delegation, the City of East Bethel must undertake several key steps to formalize the delegation, including the approval of an ordinance to offer local plumbing plan review services, the endorsement of an application and submission of an agreement with the State of Minnesota, the establishment of local fees, and ensuring the designated representative of the municipality is eligible to perform the local plumbing plan reviews.

Anderson opened the public hearing at 7:06 p.m.

No comments received.

Anderson closed the public hearing at 7:06 p.m.

**Mundle stated I'll make a motion to adopt Ordinance 2026-01, Adding Chapter 14, Article III, Section 14-52 of the East Bethel City Code of Ordinances Creating Local Statutes for Plumbing Permit Administration, Plan Review, and Inspections in the City of East Bethel. Miller stated I'll second.** Anderson asked any discussion?

Erkel asked what the process for people needing services will be. Look stated that instead of the request going to the State, it will go automatically to the City, which will coordinate with Rum River.

Erkel stated that she feels like the City already has too much on its plate, and wonders if that is what they should be doing.

Look noted this would be done to help their businesses avoid backlog and other issues.

Erkel asked how the prices compare on the new fee schedule. Look noted that he believes the new prices will be comparable.

Erkel asked how the City would be generating revenue. Look stated that they would generate revenue from any work done by the City.

Saufley stated that the plumbing review fee is an 85% remittance back to the inspector and 15% back to the City.

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

**4.0 B Resolution 2026-06, Amending the 2026 Fee Schedule for Plan Review on Plumbing Permits**  
**Erkel stated I'll make a motion to adopt Resolution 2026-06, Modifying Fees to be Collected by the City of East Bethel in 2026. 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.**

**4.0 C Resolution 2026-07, Approving Agreement for MN Dept. of Labor & Industry Plumbing Plan Review**  
**Erkel stated I'll make a motion to adopt Resolution 2026-07, Approving Agreement for MN Dept. of Labor & Industry Plumbing Plan Review. 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.**

**4.0 D Agreement for Building Official Services, Rum River Consulting**  
**Mundle stated I'll make a motion to approve the Agreement for Building Official Services, Rum River Consulting. Smith stated I'll second.** Anderson asked any discussion?

Smith asked about the masonry fireplace price listed in the valuation data table. Look stated he can look into that.

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**

None.

## **6.0 Consent Agenda**

Item A: Approve Bill List

Item B: Approve Meeting Minutes January 26, 2026 City Council Work Meeting

Item C: Approve Meeting Minutes, January 26, 2026 City Council Meeting

Item D: Approve the Advertisement for Public Works Seasonal Employees

Item E: 2026 SafeAssure Contract Renewal

Item F: Re-appointment of Planning Commission Member

Item G: Approve Temporary Construction, Easements for Viking Meadows Development

Item H: Resolution 2026-08, Approving Application for Raffle Permit

Item I: Approve 2025 MN Lawful Gambling LG510 Report

Item J: Approve 2027 URRWMO Proposed Budget

Item K: Resolution 2026-09, Granting Filing Date Extension for Administrative Subdivision

Item L: Approve Posting of Lieutenant and Senior Firefighter Duty Officer Positions

Erkel requested to pull Items D, G, I, and J. Smith requested to pull Item C.

**Mundle stated I'll make a motion to approve 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 C Approve Meeting Minutes, January 26, 2026 City Council Meeting**

Smith noted that on page 43 of the meeting minutes, there are two places that list "Miller" that should be "Smith".

**Smith stated I'll make a motion to approve Item C of the Consent Agenda with the changes stated. 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 D Approve the Advertisement for Public Works Seasonal Employees**

Erkel asked why there is a range of prices per hour listed. Look stated that it would depend on the experience of the applicants, which dictates the hourly wage.

**Erkel stated I'll make a motion to approve Item D 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 G Approve Temporary Construction, Easements for Viking Meadows Development**

Erkel stated that since they just got the packet regarding this item today, she would like to table it until she has time to review it. Look stated that Saufley can give an outline on the topic so that it may be voted on tonight.

Saufley noted that these are routine documents and gave a brief overview of the second edition development.

Saufley stated that these temporary easements are necessary to allow the Viking Meadows developer to continue working on the required public improvements over, across, and under city-owned outlots in the 1st and 2nd additions of the development.

**Erkel stated I'll make a motion to approve Item G 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 I Approve 2025 MN Lawful Gambling LG510 Report**

Erkel asked about the 10% that the City will be making from this. Look stated that the total is listed in the packet.

**Erkel stated I'll make a motion to approve Item I 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.**

**6.0 J Approve 2027 URRWMO Proposed Budget**

Erkel asked if the URRWMO could rearrange its budget to avoid the increase.

Mundle noted that they did rearrange the budget so that they would be spending less.

**Erkel stated I'll make a motion to approve Item J 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 Concept Plan Review: "Friday Stables Estates", 8-lot subdivision - 18215 Greenbrook Drive (PID 33-33-23-44-0003)**

Lindahl stated that the City received an application from Todd Christenson, on behalf of MC Land Holdings, LLC, for a Concept Plan Review of an 8-lot subdivision located at 18215 Greenbrook Drive (PID 33-33-23-44-0003).

Lindahl noted that the property is guided Rural Residential and zoned RR– Rural Residential. The properties to the north, east, and west are guided and zoned the same. The property to the south is located in the city of Ham Lake and is guided and zoned similarly.

Lindahl stated that at the request of the applicant, the Planning Commission tabled this item at the December 23, 2025, meeting to allow for modifications to the concept. The applicant submitted a modified plan, and the Planning Commission reviewed this at the January 27, 2026, meeting. The Planning Commission unanimously recommended approval of the concept with the condition that the applicant comply with the lot width requirements.

Lindahl noted that since that meeting, the applicant has submitted an updated concept that now shows compliance with the required lot width at the right-of-way. However, it is still unclear if the lots meet the lot width requirement at the building setback line, as it is not shown at this time.

Erkel asked for clarification on the acreage. Lindahl noted that it does not comply with the Comp Plan, but it does with the City Code.

Erkel stated that there was a resident who complained about the traffic as it is, so she is concerned with the number of driveways coming off of that road.

Erkel noted that one of the lots does not seem to be an adequate size.

Miller clarified that the developer was thinking the prices would fall in the \$500,000-700,000 range. Lindahl stated that it is correct.

Lindahl stated that she did get an updated memo from the developer, and she will share it with the Council.

Erkel noted that she would like to see the 200-foot lot width at the front building setback modification addressed before approving this.

**Mundle stated I'll make a motion to adopt Resolution 2026-10, approving the Concept Plan for "Friday Stables Estates" with a condition that the plat shows dimensions on 200-feet or more at the building setback. 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 A.2 Conditional Use Permit (CUP): Cannabis Microbusiness - 23773 Johnson Street NE**

Lindahl stated on December 11, 2025, staff received an application from Evan Jones, Happy Earth Made Products (H.E.M.P.) LLC for a CUP to allow the operation of a Cannabis Microbusiness with a production of consumer products endorsement and cultivation endorsement located at 23773 Johnson Street NE.

Lindahl stated that the Planning Commission held a public hearing on this item on January 27, 2026, and the Planning Commission voted 4-1 (Terry nay) in favor of recommending approval of the CUP request.

Lindahl 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 add additional conditions of approval.

Lindahl stated that the application for a CUP to allow the operation of a Cannabis Microbusiness with a production of consumer products endorsement and cultivation endorsement located at 23773 Johnson Street NE requires a public hearing and review by the Planning Commission and City Council. If the proposed use meets the standards established within Section 4-9(D) of the Zoning Ordinance, the City must approve the request. An analysis of the CUP standards has been provided.

Miller asked for clarification that Galaxy Gymnastics to the north is no longer in business. Lindahl noted she is unsure. Mundle stated that he believes they moved out of the building, and there is a different ownership.

Miller noted that with their buffer zones, he wants to make sure there will not be any issues.

Smith asked if this has to be a CUP. Lindahl noted that this application has to be a CUP because that is how the ordinance is written. Saufley stated that it is because of their Code requirements it needs to be a CUP.

Lindahl stated that their buffer zones do not apply to a gymnastics business. Miller asked that, since the gymnastics place is catered towards serving minors, it should be considered as a special designation for youth activities.

Erkel stated that the Planning Commission noted that they wanted extra fencing and asked if they could require it for safety reasons. Lindahl noted that it is not a requirement for their Code.

Erkel asked about stipulations that can be added if odor becomes a problem. Lindahl stated that the State has strict standards for the HVAC systems required, and it would be considered a Code violation and also get sent to the State if it were to become a problem.

**Mundle stated I'll make a motion to adopt Resolution 2026-11, granting a Conditional Use Permit for a Cannabis Microbusiness located on a property located at 23773 Johnson Street NE. Miller stated I'll second.** Anderson asked any discussion?

Evan Jones, applicant, stated that they will be using a recirculating air system, so the air will not be getting pushed out to the neighborhoods.

Mr. Jones noted that they also have a UV system that will filter through the air that does bleed out, and they have an industrial carbon filter as well.

Erkel asked if the employees would be subjected to breathing in the odor. Mr. Jones noted that inside the building, it will be pretty smelly, but noted that the vapors have to be ingested or combusted.

Erkel noted that she is morally against this, but since it is legal, she will vote to approve this.

Mr. Jones noted that they have no plans to upgrade this to retail in the future.

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****8.0 F.1 Staffing Report**

Fire Chief Cielocha stated that since their hiring campaign, which was started in April, they have hit a milestone of 36 members, with one person on the waiting list.

Cielocha noted that they will have 5 members starting the Academy tomorrow, which will be 4 months of training. Cielocha also noted that 2 members from other departments are going through their mentorship program and getting up to speed with their process.

Smith thanked the entire team and noted that there seems to be a different aura around the department. Miller thanked Cielocha for the change he has helped create in his time here.

**8.0 F.2 Year End Report**

Fire Chief Cielocha presented the Year-End Review, outlining public outreach events, recruitment and retention, training, accomplishments, inspections, and calls for service.

Smith thanked Cielocha for putting this review together and for all the work he did in 2025.

Mundle noted that it was very informative to see the report on all the different types of calls the Fire Department responds to.

**8.0 G City Administrator Report**

None.

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

Look thanked Cielocha for the outstanding turnaround that he has created in the Fire Department.

Look updated that the Winter/Spring newsletter will be larger than normal, and they are working with Prime Advertising to create this high-impact newsletter. Look noted that this will be a great opportunity to get any full-color ads into this newsletter for businesses.

Erkel asked about the pricing. Look noted that Frost has all of that pricing and can walk through it with businesses.

Look noted that the Senior Center has been repainted, and the flooring is the last thing that may want to be addressed at some point. Erkel noted that the windows look like they might need replacing as well.

Look stated that the streets, roads, and parking lots are taking quite a beating from the winter weather.

#### **9.0 B Council Reports**

Mundle asked to get some dates pulled together for a Town Hall meeting in April to be discussed at their next City Council Meeting.

Mundle stated that he got some good visuals from one of their projects at the Sunrise River WMO and presented them to the Council.

Erkel stated that she has an issue with the resident who complained about violations on a property, but none of the other violations in the area were addressed. Look noted that they are a complaint-based community, so they do not go out and police neighborhoods.

Miller asked if they are missing something in their ordinance that is not making it enforceable. Look noted that other cities have had to use the abatement tool to get compliance.

Look noted there are a few people who just refuse to comply with the City's ordinances, and the City has never engaged in abatement in the past, but they could look into that.

Saufley provided a report from the City Attorney's Office, noting that they have been working on the land use and real estate work, the Vikings Meadows second addition, and several cannabis related ordinances and approvals.

Saufley noted that the Sims Road property was closed on last week.

Saufley noted that since January 2025, they have filed 85 criminal prosecutions.

#### **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 8:39 p.m.

Submitted by:

Lilian Rokosz

*TimeSaver Off Site Secretarial, Inc.*