



**Meeting of the City Council
Held at the Elk River City Hall
Monday, May 19, 2025**

Members Present: Mayor John Dietz, Councilmember Cory Grupa, Councilmember J. Brian Calva, Councilmember Jennifer Wagner

Members Absent: Councilmember Mike Beyer

Staff Present: City Administrator Cal Portner, City Attorney Jared Shepherd, Economic Development Director Brent O'Neil, Senior Planner Chris Leeseberg, Business Services Director/Assistant City Administrator Joe Stremcha, Environmental Services and Projects Specialist Joe Hale, Community Event Center Manager Katie Harstad, Northbound Liquor Store Manager Megan Knopik, and City Clerk Tina Allard

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 6:17 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. CONSIDER AGENDA

Moved by Councilmember Wagner and seconded by Councilmember Grupa to approve the agenda. Motion Carried 4-0.

4. CONSENT AGENDA

Moved by Councilmember Grupa and seconded by Councilmember Wagner to approve the following consent items as outlined in their respective staff reports. Motion Carried 4-0.

4.1 April 28, 2025 Council Retreat Minutes

4.2 May 5, 2025, Minutes

4.3 Check Register

4.4 Ordinance 25-08 Regarding Membership Requirements of the Elk River Municipal Utilities Commission

4.5 Resolution 25-23 Accepting Donation from Zimmerman Fire Relief Association

4.6 Temporary On-Sale Liquor License: Davis-Darrow-Meyer American Legion Post 112

4.7 Library Shelving

4.8 Resolution 25-24: Final Plat of Vinje Commercial Addition

4.9 Hire Part-time Community Service Officer I

4.10 Hire Custodian

4.11 Resolution 25-25: Yale Court and Line Avenue Realignment Project Parking Restrictions

5. OPEN FORUM

Anthony Pietrzak, 19040 Ulysses Street asked when the City Council would be discussing the allowance of chickens on smaller city lots noting he thought it was supposed to be on tonight's agenda as mentioned at the last meeting. Mayor Dietz stated he has received numerous calls from residents stating they are opposed to chickens but the topic could be brought back for discussion. Councilmember Wagner stated she is open to discuss the topic but she has no interest in changing the ordinance to anything less than two acres. Councilmember Calva stated he is on large acreage and he has chickens that used to be free-range, but they would wander into neighboring yards. He stated if they were allowed, they would have to be confined. Councilmember Grupa stated he is not in favor of changing the ordinance. The Council asked that this item be added to their next meeting agenda.

6. PRESENTATIONS, AWARDS, AND RECOGNITION

6.1 City of Elk River Volunteer of the Month

Mayor Dietz presented the May Volunteer of the Month award to Cory Grupa. He highlighted the following:

- Liaison to the Heritage Preservation and Parks and Recreation Commissions.
- Member of the Gateway Church Board of Directors and Finance Board
- Member of the Gideons
- Member of the Capernaum Young Life Club
- Service on the Economic Development Authority and the City Council

6.2 Utilities Commission Candidate Interviews

The Council interviewed Jill Larson-Vito.

7. PUBLIC HEARINGS

7.1 Conditional Use Permit: AEGIR Brewing Company LLC, 19050 Industrial Blvd. NW

The staff report was presented.

Mayor Dietz opened the public hearing.

Tim Jones, 13284 Islandview Drive, stated that events would be held on weekends when the area businesses are closed, and his parking area would be utilized for the events, with customers parking in the street.

Mayor Dietz closed the public hearing.

Moved by Councilmember Grupa and seconded by Councilmember Wagner to approve, by motion, the amended Conditional Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

- 1. The Conditional Use Permit shall not be recorded until the city building official and fire marshal have inspected and approved the building for compliance with all state and local building codes and all applicable conditions of approval have been completed.**
- 2. The space labeled “Event Space” may only be used for corn hole/corn bag toss lanes; any other use shall require a special event permit.**
- 3. All comments on the Comment Letter dated July 20, 2023, shall be addressed.**
- 4. No tap room operations or expanded brewery operations can occur until:**
 - 1. The Conditional Use Permit has been recorded.**
 - 2. The building has received a Certificate of Occupancy.**
- 5. A taproom license shall be obtained from the state and city.**
- 6. No more than 20,000 barrels of its own brands of malt liquor may be brewed annually.**
- 7. Parking areas shall be used for parking only, except for the 12 special events allowed per year.**
- 8. Any outdoor patio area shall be delineated with a permanent fence and shall not be in required parking areas.**
- 9. No demolition or construction activities can occur within or on the exterior of the building until the Conditional Use Permit is approved and a building permit has been applied for and issued.**
- 10. Conditional Use Permit CU 20-15 shall become void.**

Motion Carried 4-0.

7.2 Interim Use Permit: Residential Occupation, Benjamin Gomez, 14270 201st Ave. NW

The staff report was presented.

Mayor Dietz opened the public hearing. There being no one to speak to this matter, Mayor Dietz

closed the public hearing.

Moved by Councilmember Wagner and seconded by Councilmember Calva to approve the Interim Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

- 1. All openings to the accessory structure shall be closed when the business is in operation.**
- 2. There shall be no outdoor storage of any business products or equipment.**
- 3. The building must meet all commercial building requirements.**
- 4. There shall be no customers/retail sales on site.**
- 5. The IUP will expire upon the sale of the property.**

Motion Carried 4-0.

8. GENERAL BUSINESS

8.1 Transition Organic Recycling Program to Sherburne County

The staff report was presented.

Moved by Councilmember Calva and seconded by Councilmember Wagner to approve of having Sherburne County's organic recycling program operate in place of the city's current program. Motion Carried 4-0.

8.2 Utilities Commission Appointment

Moved by Councilmember Wagner and seconded by Councilmember Grupa to appoint Jill Larson-Vito to the Utilities Commission to a term ending February 28, 2027. Motion Carried 4-0.

8.3 Ordinance 25-09 Multipurpose Facility Advisory Commission Amendment

The staff report was presented.

The council concurred that the employment requirement should be full time.

Moved by Councilmember Wagner and seconded by Councilmember Calva to adopt Ordinance 25-09, regarding membership and duties of the Community Event Center Commission. Motion Carried 4-0.

9. MOTION TO ADJOURN REGULAR MEETING

Moved by Councilmember Wagner and seconded by Councilmember Grupa to adjourn the meeting of City Council. Motion Carried 4-0.

The meeting adjourned at 6:39 p.m.

10. WORK SESSION

10.1 FT Center Field House Improvements

Mr. Stremcha presented this item as outlined in the staff report.

Ms. Harstad outlined what the scheduling responsibilities would be among the staff and how once the updates are made they should be able to book larger events in the space.

10.2 Fire Dept. CIP

The staff report was presented.

Mayor Dietz stated he feels the burn building for Station #1 is not needed, and there should be a discussion with the Council. He further stated residents would not be in favor of a 12% property tax increase.

Mr. Stremcha reviewed proposed legislation around changes to the sales tax laws. Mr. Portner suggested the Council could review their policy on the percentage of general fund balance they want to keep, which may free up some extra funds.

The Council decided to wait until the legislative session was completed before discussing how to pay for the fire station.

10.3 City Council Goals Review

The staff report was presented.

The Council moved the gravel road topic up on the list of goals.

The Council consented to accepting the goals presented with the change noted above and moved the discussion about the mission statement to a future meeting.

11. MOTION TO ADJOURN

Moved by Councilmember Grupa and seconded by Councilmember Calva to adjourn the meeting of City Council. Motion Carried 4-0.

The meeting adjourned at 7:25 p.m.

12. CLOSED MEETING - PID 75-00566-0220

12.1 Statement to be read by the Mayor:

"The City Council will be holding a closed meeting per MN Statute 13D.05, subd. 3(c)(5) to develop or consider offers relating to the possible purchase of real property at:

PID 75-00566-0220

Mayor Dietz read the statement stated above.

12.2 Motion Calling Closed Meeting

Moved by Councilmember Wagner and seconded by Councilmember Calva to open the closed meeting. Motion Carried 4-0.

Members Present: Mayor Dietz, Councilmembers Grupa, Calva, and Wagner

Members Absent: Councilmember Beyer

Staff Present: City Administrator Cal Portner, Assistant City Administrator Joe Stremcha, Economic Development Director Brent O'Neil, Northbound Liquor Store Manager Megan Knopik, and City Clerk Tina Allard

12.3 Hold Closed Meeting

The closed meeting was held.

12.4 Motion to Adjourn Closed Meeting

Moved by Councilmember Wagner and seconded by Councilmember Grupa to adjourn the closed meeting of City Council. Motion Carried 4-0.

Moved by Councilmember Calva and seconded by Councilmember Grupa to adjourn the regular meeting of City Council. Motion carried 4-0.

Minutes prepared by City Clerk Tina Allard.

The meeting adjourned at 7:46 p.m.

13. INFORMATION

13.1 April Financial Reports



John J. Dietz, Mayor



Tina Allard, City Clerk