

**MINUTES OF THE REGULAR MEETING
OF THE ZIMMERMAN CITY COUNCIL
MONDAY, MARCH 3, 2025**

CALL TO ORDER

The regular meeting of the Zimmerman City Council was called to order at 7:00 p.m. at City Hall by Mayor Dahl, followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Dahl, Council Members Bondhus, Earenfight, Farber, and Wells. Also present were Administrator Piasecki, Clerk/Treasurer Tillmann, and Public Works Director Koehler.

AGENDA APPROVAL

Wells/Farber unanimous to approve the agenda with the following changes:

- **Employee Recognition postponed to March 17, 2025 Meeting**
- **No Fire District Report**

CONSENT AGENDA

Earenfight/Farber unanimous to approve the consent agenda as follows:

- a. Approve the minutes from the February 24, 2025 Regular Meeting of the City Council as presented.
- b. Approve the payment of claims (checks #47051 - #47067) in the amount of \$35,247.54 and electronic payments (check #3056e) in the amount of \$46,752.31 as presented.
- c. Approve the license application to operate a pawn shop for the period of January 1 – December 31, 2025, for David Ziemke, dba Zimmerman Trading Post, 25860 Highway 169, Zimmerman, MN 55398.
- d. Adopt **RESOLUTION #2025-03-01**, approving a temporary liquor license for the Zimmerman Community Club, 1978 Alpha Road, Princeton, MN 55371, during Wild West Days to be held at the Zimmerman City Park, 25850 Main Street, Zimmerman, MN 55398, on May 22 – 25, 2025.

OPEN FORUM

There was no one present to address the Council during Open Forum.

LAW ENFORCEMENT REPORT

Sheriff's Department Patrol Captain Ryan Broich provided an overview of law enforcement activities for the month of February 2025. The department received 416 calls for service, including 153 traffic stops with 21 offenses charged by citation, not including long form complaints or in-custody arrests. During the same period in 2024, there were 443 calls for service, with 521 calls in 2023. The department responded to one property damage/theft complaints, 2 crashes involving damage or injuries, and made three (3) felony level narcotics arrests. Captain Broich reported that it was a quiet month overall with no significant trends or incidents reported.

Discussion was held regarding enforcement related to the legalization of cannabis and the Sheriff's Department's role depending on whether the City chooses to license cannabis businesses or defer to the County. No action taken.

Council agreed by unanimous consensus to accept the Law Enforcement Report for February 2024 as presented.

PUBLIC WORKS REPORT

Pay Request #21 – 5th St W Tower/WTP – Magney Construction

Magney Construction, Inc., was contracted to construction the 5th St W Water Tower and Water Treatment Plant and has submitted Pay Request #21 for consideration and payment. The invoice is for work completed

between November 1, 2024 through February 1, 2025 in the amount of \$336,299.16. Public Works Director Koehler stated that the facility and tower have received final approval from the State Electrical Inspector and the Building Inspector.

RESOLUTION #2025-03-02 Earenfight/Bondhus unanimous to adopt RESOLUTION #2025-03-02, approving Pay Request #21 in the amount of \$336,299.16 (ck #47068) submitted by Magney Construction, Inc., for expenses related to the construction of the 5th St W Tower and Water Treatment Plant, as recommended by staff and the City Engineer. Motion carried.

FINANCE REPORT

Re-Investment of City Funds

The City received notification last week of the call an investment valued at \$210,000 on March 1, 2025. Staff has been in contact with regular brokers to provide a recommendation for reinvestment, based on current holdings and rates available for consideration.

Farber/Wells unanimous to approve the investment of \$215,000 with ICD Securities for 3 years at a rate of 4.50% with Canandaigua National Bank of NY utilizing funds from the matured CD & money market account to complete the transaction as requested and as recommended by staff. Motion carried.

ADMINISTRATOR'S REPORT

2024 TIF Reporting Agreement

Northland Public Finance has submitted a proposal to complete and submit annual Tax Increment Finance (TIF) District reports to the Office of the State Auditor on behalf of the City for fiscal year 2024, as they did in 2023. Annual reporting is required pursuant to MN Statutes 469.175, subd 6. Northland proposes to prepare and submit reports for 5 TIF Districts in accordance with state statutes, as well as prepare the necessary summary statement for publication in the City's Official Newspaper, at a cost of \$1,250 per District, to be paid from the corresponding Districts.

Earenfight/Farber unanimous to authorize Northland Public Finance to prepare 2024 TIF Reports and submit to the Office of the State Auditor on behalf of the City as requested by Staff, authorizing the City Administrator to sign said agreement on behalf of the City (on file in the Clerk's Office), to be paid from TIF District Administrative fees. Motion carried.

Planning Commission Report of February 26, 2025

The Planning Commission met on February 26, 2025 to review the Sketch Plan of "Rolling Thunder" and to review a draft ordinance related to the regulating the zoning of cannabis businesses.

Sketch Plan of "Rolling Thunder"

Marly Glines, representing Riverside Development Company of Princeton, was present to explain plans for the proposed planned residential development of "Rolling Thunder," a 213-unit villa style detached townhome development located west and adjacent to CH 45, immediately adjacent to 253rd Avenue. The proposed development encompasses 66-acres net of right of ways to be dedicated to CH 45 and 253rd Avenue.

The development would be built in 8 phases and governed by a Homeowners Association (HOA). The HOA will be responsible for all lot, driveway, and exterior building maintenance. All properties will be irrigated. Residential lots in the PRD are proposed to be smaller than R-1 Code requirement of 80-foot widths and 12,000 square feet in area. Phase I, which will be 21 lots that access on the east from CH 45, are proposed at 60-foot

wide and lot areas from 8,000 – 10,000 square feet. Lot sizes in future phases may be modified to reflect market demand and design considerations of dwelling types.

Additional discussion was held regarding Park Dedication and a proposed park location, irrigation, lot width and management by the HOA. Glines reported that the 213-unit development would generate approximately \$4.6M in SAC/WAC and building permit fees. The Planning Commission found the villa style of development to be acceptable and recommends approval of the sketch plan.

Farber/Earenfight unanimous to approve the sketch plan of “Rolling Thunder” including modifications for the park area and right-of-way, as recommended by the Planning Commission. Motion carried.

Draft Ordinance No. 351 – Regulating Zoning of Cannabis Businesses

The State has legalized the sale of cannabis products and will soon begin issuing sales licenses for the growing, manufacturing, wholesaling, and retail sales of cannabis. Cities are required to establish zoning regulations for these types of businesses, noting where cannabis businesses may be allowed and operated under the zoning ordinances. Statute will allow 1 cannabis license per 12,500 persons in population, thereby limiting the City to 1 license. Staff has prepared Draft Ordinance No. 351 based on the model ordinance provided by the Office of Cannabis Management. These regulations need to be adopted prior to the State issuing a license.

Cannabis cultivation, manufacturing/processing, hemp processing/processing, and cannabis wholesaling are proposed a permitted uses in the C-1, C-2, C-3, I-1 and I-2 zoning districts. Cannabis sales is proposed as a permitted use in those same districts, and in the C-1-D Downtown Commercial District. Council discussed licensing, registration and zoning related to cannabis, and the proposed regulations within Draft Ordinance No. 351. Staff recommends Council adopt Sherburne County’s Ordinance #280 by reference, regulating and registering cannabis retail and low potency hemp edible retail businesses. Within County Ordinance #280, the County establishes minimum buffers for cannabis retail sales as follows: 1,000 feet from a school; 500 feet of a licensed day care; 500 feet from a place of worship; 500 feet from a residential treatment facility; and 500 feet from a public park.

Farber/Earenfight unanimous to accept the Planning Commission recommendation to schedule a public hearing in front of the Planning Commission for consideration and adoption of draft Ordinance No. 351 regulating the zoning of cannabis related businesses for Wednesday, March 26, 2025 at 7:00 p.m. or as soon as possible thereafter. Motion carried.

Council agreed by unanimous consensus to accept the Planning Commission Report of February 26, 2025, as presented.

City Planner Position

At the end of 2024, City staff advertised to fill the position of City Planner. Eight (8) applications were received by the January 23, 2025 deadline. Staff arranged interviews with four (4) candidates. One candidate did not respond, one candidate withdrew from consideration and one interviewee did not show up for the interview, leaving one candidate interviewed. Last week, that candidate was contacted to further discuss the position and staff was notified that she had accepted another position that was a better fit for her family. Staff will regroup and bring back a recommendation on filling the position at a later time. No action taken.

2026 ENRTF Request for Proposal for Grant Funding

Discussion was held regarding the 2026 call for proposals for grant funding through the MN Environmental and Natural Resources Trust Fund. Staff had been asked to complete a funding application by the March 19 deadline to fund the installation of nanobubble generators in Lake Fremont to assist with water quality management in Lake Fremont. Administrator Piasecki reported that both the U of M and the Sherburne Soil and Water Conservation District (SWCD) are not interested in collaborating on this initiative while the Labs

to Lakes project is in process, as they believe it would be counterproductive to the goals of the L2L project. However, they would be willing to consider participation in the future. Without the support of local partners, staff believes the City would be unsuccessful in securing grant funding. Council discussed both projects, lake water quality, carp removal and the health of the lake. No action taken.

MAYOR/COUNCIL ITEMS

Mayor Dahl noted the following:

- March 10 -- Committee of the Whole meeting – 7:00 p.m. – City Hall Council Chambers
- March 22 -- Passing the Bread Food Distribution – 9 – 11 a.m., UMA Precision Machining
- April 14 – Annual Local Board of Appeal and Equalization Meeting – 6:30 p.m. – City Hall

Before adjourning, Mayor Dahl called for a moment of silence in support of United States military, emergency services personnel, health care workers and their families both at home and abroad.

Farber/Earenfight unanimous to adjourn the meeting at 8:21 p.m. Motion carried.

Approved this 17th day of March 2025.

s/s Kary Tillmann, Clerk/Treasurer

Approved 03/17/2025