

**MINUTES OF THE REGULAR MEETING  
OF THE ZIMMERMAN CITY COUNCIL  
MONDAY, JULY 21, 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 Earenfight, Farber, and Wells. Member Bondhus was excused absent. Also present were Clerk/Treasurer Tillmann and Public Works Director Koehler.

**AGENDA APPROVAL**

**Earenfight/Wells unanimous to approve the agenda as presented.**

**CONSENT AGENDA**

**Earenfight/Wells unanimous to approve the consent agenda as follows:**

- a. Approve the minutes of the July 7, 2025 Regular Meeting of the City Council as presented.
- b. Approve the minutes of the July 14, 2025 Committee of the Whole Meeting as presented.
- c. Approve payment of claims (check #47378 - #47401) in the amount of \$18,584.51 and electronic payments (e-check #3136e - #3144e) in the amount of \$57,767.42 as presented.
- d. Approve the August 1, 2025 TIF payment to PA Depot Apartments LLC in the amount of \$63,317.35 (ck #47403) for the “Depot On Main” project, as recommended by staff.
- e. Approve the August 1, 2025 TIF payment to Bell Bank in the amount of \$21,877.81 (ck #47402) for the “Reliant Systems” project, as recommended by staff.
- f. Approve the August 1, 2025 TIF payment to Zimmerman ALF LLC for the “Fremont Village” assisted living project in the amount of \$65,679.31 (ck #47406), as presented by staff.
- g. Approve the event permit application for the Zimmerman High School Cross Country team for a 2-mile time trial with Rogers High School, utilizing the Zimmerman City Park on August 15, 2025 from 8 – 10 a.m., authorizing the closure of the Frisbee Golf Course for the duration of the event.
- h. Approve the event permit application for the Zimmerman/Livonia Fire Department Open House, to be held September 7, 2024, from 11:00 a.m. – 3:00 p.m., at 26140 – 136<sup>th</sup> Street NW, Zimmerman, as requested by the Zimmerman/Livonia Fire Relief Association.
- i. Approve the permit application for an outdoor dance for the Zimmerman/Livonia Fire Department, to be held September 7, 2024, from 8:00 p.m. – 12:00 midnight, at 26140 – 136<sup>th</sup> Street NW, Zimmerman, as requested by the Zimmerman/Livonia Fire Relief Association.
- j. Adopt **RESOLUTION #2025-07-03**, approving a temporary liquor license as requested by the Zimmerman/Livonia Fire Relief Association for the Fire Department Annual Fireman’s Benefit Dance to be held at Station #1, 26140 – 136<sup>th</sup> Street NW, Zimmerman, MN 55398, on September 7, 2024.

**OPEN FORUM**

**Mark Anderson, 14185 – 250<sup>th</sup> Avenue NW, Zimmerman**, was present to question the City’s policy on allowing employees to use City equipment for personal use. Public Works Director Koehler stated that on rare occasions, Public Works staff has been allowed to use City trailers after hours or on weekends for limited amounts of time. Anderson stated that he is a resident and taxpayer in Livonia Township and has seen a City employee using City property during non-work hours. He doesn’t feel it should be allowed unless the City is going to allow all taxpayers to use City equipment. Staff will investigate Anderson’s claim. Council requested a copy of the employee handbook be provided to Council for review. No action taken.

## **PUBLIC WORKS REPORT**

### Project Updates

Public Works Director Koehler provides updates on various projects currently in process in town, including the CR 4 Roundabout project, the Hwy 169 overpass, and the 5<sup>th</sup> Street W Wells, Tower, and Water Treatment Plant. No action taken.

## **FINANCE REPORT**

### Re-Investment of City Funds

The City's investment with First National Bank of Milaca matured on July 16. The FNB is currently offering a good short-term rate and staff recommends reinvestment of the CD with FNB.

**Earenfight/Farber unanimous to approve the re-investment of \$98,781.35 with First National Bank Milaca for 6 months at a rate of 4.06%. Motion carried.**

### Request for 2026 Initiative Foundation Funding

The Initiative Foundation has requested financial support for the 2026 budget cycle. Council has pledged and provided \$110 annually since 2017. The Initiative Foundation has requested Council consider a contribution of \$110 in 2026. The preliminary 2026 budget can accommodate a donation for the Initiative Foundation if Council chooses. Council requested staff schedule a presentation at a future Council meeting with IF staff regarding funding opportunities for the community.

**Wells/Earenfight unanimous to approve a \$110 contribution to the Initiative Foundation in 2026. Motion carried.**

## **ADMINISTRATOR'S REPORT**

### Return of TIF Fund Balances to Sherburne County

The City Council adopted Resolutions #2024-08-06 and #2024-08-07 in August 2024, decertifying TIF Districts #8 and #9. This action requires the City to return any remaining fund balance to Sherburne County by September 1, 2025, for re-distribution to the City, County and School District tax settlement. Staff has completed all financial transactions for these districts through the 2024 Audit process and request approval to return the remaining fund balances to the County.

**Wells/Earenfight unanimous to authorize the return of \$21,668.42 for decertified TIF District #8 and \$24,411.41 for decertified TIF District #9 to the Sherburne County Auditor/Treasurer for redistribution per action taken by the City Council on August 5, 2024, as presented and as recommended by staff. Motion carried.**

### Request for Payment – Wetland Credits for WWTF Expansion

In August 2024, Council agreed to purchase 2.0275-acres of replacement credits from Wetland Credits Agency LLC, to satisfy the loss of wetlands associated with WWTF expansion. Wetland Credit Agency LLC is a private wetland bank of created wetlands accepted by the State as replacement eligible wetlands. A portion of the WWTF expansion site is a decommissioned wastewater pond that has reverted to "wetland" by definition and must be replaced if impacted. There is no way to avoid impacting this area.

This is the best solution for complying with the wetland replacement requirement, and staff requests Council approve payment for the wetland credit acquisition. Upon payment, Wetland Credit Agency LLC will complete the necessary paperwork and filing with the Board of Water and Soil Resources (BWSR). The expense will be charged to the WWTF expansion project and paid from the Sewer Fund.

**Earenfight/Farber unanimous to approve a payment to Wetland Credit Agency, LLC, in the amount of \$187,126.09 (ck #47405) for the purchase of wetland replacement credits for the WWTF Expansion project. Motion carried.**

Delegation of SSTS Administration to Sherburne County

The City has been notified by the MPCA that it must update its Subsurface Sewage Treatment System (SSTS) regulations by August 6, 2025 to be compliant with MN Rule 7082.0050, Sub. 1B. Sherburne County adopted updates to their SSTS ordinance in 2024, and for the City to be compliant, our rules must be at least as restrictive as the County's ordinance. Council and staff discussed delegating SSTS regulation to the County in Council meeting in May and June, 2025, with Council agreeing to consider the delegation.

City staff met with County Planning and Zoning staff in mid-June to discuss delegating regulation and management of SSTS within the City to Sherburne County. County Zoning staff has worked with the County Attorney to draft a contract for service. This Contract is consistent with city/county staff discussions regarding the delegation, responsibility and permitting. Staff recommends approval of the SSTS Contract as provided by Sherburne County.

**RESOLUTION #2025-07-04 Earenfight/Farber unanimous to adopt a RESOLUTION #2025-07-04 delegating authority and administrative responsibility for subsurface sewage treatment systems (SSTS) to Sherburne County, and authorizing execution of said contract, on file in the City Clerk's Office, as presented and as recommended by staff. Motion carried.**

Lake Fremont Update

Staff has received a response from the MN DNR regarding the permit application to cut channels in weeds on Lake Fremont. The DNR will approve a permit for channels only from the boat launch to the south end of the lake. They will not allow channels north of the boat access because they did not encounter any restrictive weed growth when they navigated around the lake the week prior. No action taken.

**MAYOR/COUNCIL ITEMS**

**Sherburne County Commissioner Brad Schumacher** was present to provide an update on various issues in front of the County Board, including updates to the County's tobacco ordinance and funding for the TH 169 project. No action taken.

Mayor Dahl noted the following upcoming event:

- July 26 – Passing the Bread Food Distribution – 9 - 11 a.m., UMA Precision Machining

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

**Earenfight/Farber unanimous to adjourn the meeting at 7:35 p.m. Motion carried.**

Approved this 4th day of August 2025.

s/s Kary Tillmann, Clerk/Treasurer