

**BIG LAKE CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 17, 2026**

1. CALL TO ORDER

Mayor Paul Knier called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

Pastor Ian Peters from City Lights Global Ministry provided an invocation.

3. ROLL CALL

Council Members present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. Also present: City Administrator Hanna Klimmek, City Clerk Gina Wolbeck, Finance Director Deb Wegeleben, City Engineer Layne Otteson, Community Development Director Marie Popp, Police Chief Sam Olson, Streets/Parks/Fleet Superintendent Norm Michels, Water/Wastewater Superintendent Dan Childs, Consultant Planner Kendra Lindahl from Landform, and Big Lake Student Liaison Adelyn Gosewisch.

4. OPEN FORUM

Mayor Knier opened the Open Forum at 6:31 p.m. No one came forward. Noding motioned to adopt the proposed Agenda as presented. Seconded by Council Member Seefeld, unanimous ayes, Agenda adopted.

5. CONSENT AGENDA

Council Member Seefeld motioned to approve the Consent agenda with the removal of item no. 6C for separate consideration. Seconded by Council Member Noding, unanimous ayes, Consent Agenda approved. The Consent Agenda consisted of: 6A. Approve Council Workshop Minutes of May 20, 2026, 6B. Approve Regular Council Meeting Minutes of May 20, 2026, ~~6C. Approve Permanent Easement Agreement with the Smith Family Trust~~, 6D. Approve Contract Amendment with SEH, Inc. for the Wastewater Treatment Facility Expansion Project to include CMAR Selection

Assistance, Completion of Final Design, Bid Support, and Construction Administration Services, 6E. Approve Resolution No. 2026-28 for the Decertification of Tax Increment Financing (TIF) Redevelopment District 1-4, 6F. Approve 2026-2027 Liability Coverage Waiver Form, 6G. Approve Cooperative Agreement for Environmental Review Worksheet with Sherburne County and Dellwood Land Development, LLP, and 6H. Approve Land Alteration Permit with Big Lake 648-1 Land LLC for the Prairie Rose Development.

6C. Permanent Easement Agreement with the Smith Family Trust

Council Member Halverson discussed he feels the City Hall project already costs way more than it should and we had an extra \$4.4M in finance charges and now we are spending \$40,000 for a want, not a need. Halverson referenced we would like to control the water in the development, but we don't need to control the water in the development. We would like to have more land, but we don't need to have more land. Halverson discussed we are going to have to maintain the holding pond, and it will take the 2-acre pond area off the taxbase. Halverson stated he has heard it is an incentive for the developer and it is an incentive for people to build, which he feels isn't ours or the taxpayers problem. This holding pond should have been left to the developer to buy for the rest of the property to trench in, instead of the taxpayer. Halverson stated he knows we can sell some of the product, but this is still an expense on the taxpayers back, and it benefits the whole development. He stated he can't vote for something that is on the taxpayers back again that should not even be there, it is the developers problem not ours. Mayor Knier stated he feels there is a lot of misinformation in Halverson's statement.

Motion by Council Member Geroux to approve a Permanent Easement Agreement with the Smith Family Trust. Seconded by Council Member Seefeld. Motion passed with a vote of 4:1 with Council Members Geroux, Knier, Noding, and Seefeld voting aye, and Council Member Halverson voting against. Motion carried.

6. BUSINESS

7A. Receive Bids and Award Contract for the 2026 Street and Utility Improvement Project No. ST2026-1

Layne Otteson reviewed the June 10, 2026 bid opening for the 2026 Street and Utility Project No. ST2026-1. Nine bids were received, with the low bid from Kuechle Underground, Inc. of Kimball, MN in the amount of \$621,614.70. The project includes construction of Minnesota Avenue, a regional pond, and improvements to 172nd Street. Otteson noted that following award, contracts will be executed, a preconstruction meeting will be scheduled, property owners will be notified, and project updates will be provided to affected property owners. Minnesota Avenue is expected to be substantially complete by mid-October, with the final asphalt layer placed next summer after Spud Fest. Otteson noted the project scope had been reduced in April, with the length of

Minnesota Avenue being shortened, but the pond size increased. The cost for the reduced work was estimated to be \$960,000 and thereby recognized to the project budget. Otteson reviewed special assessments will be calculated based on actual completed quantities, and assessments may be paid over 10 years unless paid in full sooner. Otteson found the low bid acceptable and recommended Council award the contract to Kuechle Underground, Inc.

Council Member Noding motioned to approve Resolution No. 2026-29 receiving bids and awarding the Contract for the 2026 Street and Utility Project No. ST2026-1 to Kuechle Underground, Inc. of Kimball, MN in the amount of \$621,614.70. Seconded by Council Member Seefeld, unanimous ayes, motion carried.

7B. Receive Bids and Award Contract for the 2026 Street Maintenance Project No. ST2026-2

Layne Otteson reviewed the 2026 Street Maintenance Project No. ST2026-2, noting Council had directed staff to advertise for sealcoating, street patching, and localized repairs and curb replacement. The project includes approximately 10 miles of roadway on the south side of the City, with selected streets generally in fair condition and expected to last another 8 to 15 years before resurfacing is needed. A public bid opening was held on June 11, 2026, and three bids were received. The low base bid was submitted by Allied Blacktop Company of Maple Grove in the amount of \$338,823.00, with the high bid totaling \$389,575.00. Otteson noted the project is within the \$600,000 CIP budget, contracts will be executed following award, and staff will coordinate scheduling with the contractor around City activities, including Spud Fest. Otteson found the low bid acceptable and recommended awarding the contract to Allied Blacktop Company.

Mayor Knier asked why the low bid came in \$211,000 under the engineers estimate. Otteson responded his estimate was based on costs from the last three years, and was bumped up due to anticipated oil price increases. Otteson also noted contractors are hungry for jobs right now.

Council Member Seefeld motioned to approve Resolution No. 2026-30 receiving bids and awarding the Contract for the 2026 Street Maintenance Project No. ST2026-2 to Allied Blacktop Company of Maple Grove, MN in the amount of \$338,823.00. Seconded by Council Member Noding, unanimous ayes, motion carried.

7C. Timber Trails Development Concept Plan Review

Kendra Lindahl reviewed the JPB Land LLC concept plan for the proposed Timber Trails residential development, consisting of approximately 73 acres east of Highway 10 and south of 201st Avenue within the Hudson Woods development area. The concept includes 211 single-family lots with 42-foot, 52-foot, and 62-foot lot widths, a gross density of 2.8 units per acre, and open space and ponding associated with wetlands and natural site features. Lindahl noted the Planning Commission

reviewed the concept on June 1, 2026 and was generally supportive, while providing comments on block length, 42-foot lots, trail connections, and sidewalks. Lindahl reviewed the site history, noting prior Hudson Woods approvals had expired and a new preliminary and final plat would be required. Lindahl stated the current proposal falls below the threshold for an Environmental Assessment Worksheet, but future expansion into the remaining outlot could trigger environmental review, and the prior AUAR for the broader Hudson Woods area has expired. Lindahl noted On September 2, 2025, the Planning Commission reviewed a concept plan from Centra Homes, LLC for a development containing 175 single-family home lots on this property. The Planning Commission was generally in favor of the plan and provided feedback on tree preservation, parks and trails, setbacks, and the overall site layout. The City Council reviewed the previous concept plan on September 24, 2025, and provided similar feedback, but the applicant did not move forward with the project.

Lindahl also reviewed park dedication requirements, the potential future expansion of Hudson Woods Park, and the proposed trail connection to the existing City park. Engineering and Public Works comments included concerns regarding lot width, driveway spacing, boulevard area, parking, hydrants, mailboxes, snow storage, vehicle overhang, street and utility extensions, sanitary sewer grades, and tree preservation. Staff requested informal Council feedback regarding the proposed PUD, including land use changes, rezoning, requested PUD flexibility for 42-foot lots, overall layout, tree preservation, and park space.

Council Member Halverson stated he is not in favor of the 42-foot-wide lots being proposed, noting the fewest number of lots they are proposing is the only size that meets the width required by city code. Halverson noted this is a beautiful area and is against putting houses on top of each other. Halverson asked what will be in the 17.5-acre open space area. Lindahl noted the applicant is proposing some of that open space area to be wetland, some ponds, and about half of it remaining upland. Halverson reiterated he would have a hard time with this project as proposed, noting we need to take current neighborhoods in the area into consideration. Halverson also asked why we have the 60-foot lot width regulation if we don't enforce it, noting he is strongly against a 45-foot-wide lot.

Council Member Seefeld reviewed the Planning Commission received the concept pretty glowingly, noting Commissioner Heidemann had expressed there is a market for this type of housing. Seefeld also discussed JP Brooks builds great homes and beautiful products, and noted if the developer adds an extension to the path to the one cul-de-sac, and he would be good with the concept.

Council Member Geroux agreed with statements made by Council Member Seefeld.

Council Member Noding stated JP Brooks builds a nice product, but agreed with Halverson in that some of the lots are small, so she doesn't know how that will lay out.

Mayor Knier noted he is happy to see single-family homes coming into Big Lake, and he agreed with the Planning Commissioners comments.

7D. Ordinance Amending the Zoning Map to reflect changes to the Shoreland Overlay District

Kendra Lindahl reviewed proposed amendments to the Big Lake Zoning Map related to the Shoreland Overlay District. Lindahl noted the updates align the Zoning Map with the recently approved amendments to City Code Subsection 1004.03, and reflect the Minnesota Department of Natural Resources (MnDNR) lake classification updates and overlay boundary information. The map also includes the PUD – Planned Unit Development zoning district, reflecting prior zoning approvals from the 2023 Zoning Ordinance update. Lindahl noted the Planning Commission held a public hearing on June 1, 2026. There were no public comments received, and the commission unanimously recommended approval. Lindahl stated the proposed amendments will update lake names and classifications, remove one lake no longer classified by the MnDNR, and will not change the underlying zoning districts or overlay district boundaries within the city.

Council Member Geroux motioned to approve Ordinance No. 2026-05 amending Chapter 10 (Zoning) of the Big Lake City Code to amend the Big Lake Zoning Map for updates to Subsection 1004.03 (Shoreland Overlay District). Seconded by Council Member Noding, unanimous ayes, motion carried.

Council Member Noding motioned to approve Resolution No. 2026-31 approving Summary Publication of Ordinance No. 2026-05 amending the Big Lake Zoning Map for updates to Subsection 1004.03 (Shoreland Overlay District). Seconded by Council Member Seefeld, unanimous ayes, motion carried.

7E. List of Claims

Deb Wegeleben reviewed the List of Claims paid through June 13, 2026, along with Payroll No. 10 paid on May 20, 2026, and Payroll 11 paid on June 3, 2026. Wegeleben noted Ken Geroux Construction Corporation completed work on the entrances at City Hall, and because Council Member Geroux has a financial interest in the company, payment of this invoice should be removed from the List of Claims and separately considered to ensure transparency and compliance with applicable conflict-of-interest requirements. Wegeleben reviewed MN Statute 471.87 requires that Council Member Geroux abstain from participating in the discussion and voting on this payment, and noted Council Member Geroux has executed the required Affidavit of City Official Interested in Claim form.

Council Member Seefeld motioned to approve the List of Claims paid dated May 14, 2026 through June 13, 2026, with the removal of Check No. 99741 for separate consideration, and Payroll No's. 10 and 11 for 2026. Seconded by Council Member Noding, unanimous ayes, motion carried.

Council Member Seefeld motioned to approve Check No. 99741 payable to Ken Geroux Construction Corporation in the amount of \$632 for services provided to the City of Big Lake. Seconded by Council Member Noding. Motion passed with a vote of 4:0:1 with Council Members Halverson, Knier, Noding and Seefeld voting aye, and Council Member Geroux abstaining. Motion carried.

7F. Student Liaison Update

Student Liaison Adelyn Gosewisch provided an update on Big Lake Schools. Gosewisch provided an update on enrollment statistics, activities of the Student Council, and reviewed events happening district wide including the Senior Breakfast event, graduation, and the Summer Kick-off event held on June 4 at the Middle School. Gosewisch also reviewed spring sports accomplishments.

7. ADMINISTRATOR'S REPORT

City Administrator Hanna Klimmek thanked Council Member Noding and the RSVP volunteer group for planting flowers in Browns Square Park. Their efforts help keep our community looking its best. Klimmek also thanked George Quinn and the volunteers who continue to care for Veterans Memorial Park, including recent improvements to signage within the park. Klimmek recognized city employees for their years of service, including Troy Enebak (25 years), Sophie Cruze (5 years), and Eric Moening (5 years). Klimmek also noted staff will be attending the annual League of Minnesota Cities Conference in Rochester next week, and they look forward to bringing back information and resources that will benefit the city and our residents. Staff is gearing up for the Big Lake Spud Fest event and working behind the scenes to prepare for another successful community celebration.

8. MAYOR & COUNCIL REPORTS and QUESTIONS/COMMENTS

Mayor Knier: reviewed the June 8, 2026 Big Lake Economic Development Authority Meeting, the Fire Board Finance Committee Meeting, and numerous committee meetings he has attended. Knier also acknowledged we have received a lot of positive feedback on the newly constructed park at Lakeside Park. Council Member Halverson asked what the status is on the park that didn't get replaced. Norm Michels provided an update on the status of the park, noting Council had directed it be looked into for a 2027 project. The Parks Advisory Commission will be looking at this mid-summer, and their recommendation will be brought to Council closer to the end of summer. Mayor Knier also provided an update on grant funding for the Big Lake Skate Park improvements.

Council Member Geroux: discussed the June Big Lake Economic Development Authority Meeting, as well as committee meetings he has attended.

Council Member Halverson: discussed there is a piece of property on Highway 25 the City owns, noting he had someone ask about purchasing the property, and would like this brought to the BLEDA for further discussion.

Council Member Noding: reviewed the June 8, 2026 Big Lake Community Lakes Association.

Council Member Seefeld: discussed the June 1, 2026 Big Lake Planning Commission Meeting.

9. OTHER

Mayor Knier thanked everyone who came out to the Memorial Day observances which honored those that gave all for our freedoms. Knier also discussed the Big Lake Spud Fest event is coming up, and encouraged people to attend and have fun at this community event.

10. ADJOURN

Council Member Seefeld motioned to adjourn at 7:13 p.m. Seconded by Council Member Noding, unanimous ayes, motion carried.

Gina Wolbeck
Clerk

Date Approved by Council 07.15.2026