

Minutes of the Proceedings of the City Council of the City of Champlin in the County of Hennepin and the State of Minnesota
Pursuant to Due Call and Notice Thereof

Regular Session
July 28, 2025
Municipal Center

Call to Order	The Champlin City Council met in Regular Session and was called to order by Mayor Ryan Sabas at 6:00 p.m.
Pledge of Allegiance	The Pledge of Allegiance was recited.
Roll Call	<p>Present: Mayor Ryan Sabas and Councilmembers Tom Moe (Ward 2) and Nate Truesdell (Ward 3).</p> <p>Absent: Councilmembers Jessica Tesdall (Ward 1) and Tim LaCroix (Ward 4).</p> <p>Also present were City Administrator Jenny Max, Community Development Director Scott Schulte, City Engineer Heather Nelson, City Attorney Dave Schaps, and Parks and Recreation Director Dan Glynn.</p>
Approval of Agenda (July 28, 2025) Motion	Motion by Councilmember Truesdell and seconded by Councilmember Moe to approve the agenda for the July 28, 2025, Regular Meeting as presented. Voting in favor were Mayor Sabas, Councilmembers Moe and Truesdell. Voting against: none. Motion carried.
Approval of Minutes Motion	Motion by Councilmember Moe and seconded by Mayor Sabas to approve the minutes of the July 14, 2025 Worksession and July 14, 2025 Regular Session Meeting as presented. Voting in favor were Mayor Sabas and Councilmember Moe. Voting against: none. Motion carried. (Truesdell abstained)
Ratification of Payments (July 28, 2025) Motion	Motion by Councilmember Moe and seconded by Councilmember Truesdell to approve ratification of payments as submitted on July 28, 2025. Voting in favor were Mayor Sabas, Councilmembers Moe and Truesdell. Voting against: none. Motion carried.
Announcements	<p>Mayor Sabas made the following announcements:</p> <ul style="list-style-type: none">• Council Worksession – Monday, August 11th at 5:00 p.m. in the Council Conference Room• City Council Meeting – Monday, August 11th at 6:00 p.m. in the Council Chambers• Special City Council Worksession – Monday, August 18th at 5:00 p.m. in the Council Conference Room• Bring the family to explore vehicles and equipment from Public Works, Police, and Fire at Big Trucks & Cool Stuff on Thursday, July 31st from 4 to 7 p.m. at the Public Works Yard• A Special Primary Election will be held on Tuesday, August 12th, to fill the vacancy in House District 34B. This election only affects Ward 4-2 in Champlin. Polls will be open from 7:00 a.m. to 8:00 p.m. at Jackson Middle School. Absentee voting starts on July 31st at Champlin City Hall. See the City website for more details.• Night to Unite is next Tuesday, August 5th. Make plans to gather with your neighbors and build up your community!• Parks and Recreation has a variety of August programs available for all ages. Be sure to visit the programs catalog to browse offerings and reserve a spot for your kid.• The Champlin Police Department invites you to Dairy Queen on August 12th between 4 p.m. and 6 p.m. for a free Cone with a Cop! Come inside, say hi, and visit with your local Officers.
Update on the 2025 Street Improvement Projects	<p><u>Special Presentations</u></p> <p>The City Engineer provided a brief update on the 2025 Street Improvement Projects.</p> <p>Councilmember Moe asked for an update on the Goose Lake trail.</p> <p>The City Engineer stated that there is not yet a timeline for the trail portion of the project, but noted that once that begins, the contractor would most likely remove the trail and replace it within the same week.</p>

Second Reading and Adoption of Ordinance Amending Chapter 38 – Offenses and Miscellaneous Provisions, Article IX – Fishing in City Ponds. Sec. 38-304. Purpose, Sec. 38-305. Prohibited Conduct, Sec. 38-306. Enforcement and Penalty, and Sec. 38-307. Exceptions. Regarding Fishing at the Champlin Trout Pond
Ordinance No. 918

Waive First Reading, Conduct Second Reading and Adopt a 68-Day Extension of an Interim Ordinance for the Moratorium on Residential Housing Developments Generally Located in the Northwest Area within the City of Champlin and Approve Publication Summary for Said Interim Ordinance
Ordinance No. 919

Appointment of Full-Time Police Officer
Motion

Appointment of Full-Time Police Officer for Newly Authorized Position
Motion

Consent Agenda

Councilmember Truesdell introduced the following ordinance, completing the second reading and moving its adoption:

An Ordinance Amending Chapter 38 – Offenses and Miscellaneous Provisions, Article IX – Fishing in City Ponds. Sec. 38-304. Purpose, Sec. 38-305. Prohibited Conduct, Sec. 38-306. Enforcement and Penalty, and Sec. 38-307. Exceptions. Regarding Fishing at the Champlin Trout Pond

The motion for the adoption of the ordinance was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Moe and Truesdell, and the following voted against the same: none, whereupon said ordinance was passed this 28th day of July 2025.

Councilmember Truesdell introduced the following ordinance, waiving the first reading, completing the second reading, and moving its adoption and adoption of a Publication Summary:

An Ordinance Adopting a 68-Day Extension of an Interim Ordinance for the Moratorium on Residential Housing Developments Generally Located in the Northwest Area within the City of Champlin and Approving Publication Summary for Said Interim Ordinance

The motion for the adoption of the ordinance was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Moe and Truesdell, and the following voted against the same: none, whereupon said ordinance was passed this 28th day of July 2025.

Motion by Councilmember Truesdell and seconded by Councilmember Moe to authorize the appointment of Maksim Kukharchuk to the position of Full-Time Police Officer contingent on his successful completion of the medical examination and the Minnesota POST Board licensing exam. Voting in favor were Mayor Sabas, Councilmembers Moe and Truesdell. Voting against: none. Motion carried.

Motion by Councilmember Truesdell and seconded by Councilmember Moe to authorize the appointment of Dilanger Salfer to the position of Full-Time Police Officer contingent upon his successful completion of the medical examination. Voting in favor were Mayor Sabas, Councilmembers Moe and Truesdell. Voting against: none. Motion carried.

Open Forum

Sally Balogi, 501 West River Parkway, commented that she has a cement driveway with a tar portion at the bottom that was put in during a City project. She stated that she does not believe the work was done correctly, and the tar portion needs to be redone. She stated that she would not be looking at that cost if the work were done correctly.

Mayor Sabas commented that the current policy is to replace with the same material, but was unsure when the work was completed. He noted that staff will follow up with the resident.

Ms. Balogi cautioned the City from overdeveloping. She noted that the development along the river has been done and cautioned against overdoing it, as there is only so much land near the river. She commented about traffic issues at Dayton Road and Cartway. She also commented on the apartments near her home and issues during times of flooding, which cause residents to park their vehicles on her street rather than in the apartment lot.

Mayor Sabas acknowledged that he has spoken with the resident about the flooding at the apartments and related parking issues. He commented that the new owners of the apartments are investing in the property. He commented that the City is actively working with the County about Dayton Road improvements, noting that staff can follow up with that information.

New Business

Recommendation to Enter into Final Negotiations with Lawful Gambling Operator at Char Blue Riverside

The Parks and Recreation Director stated that due to the public-private nature of the Mississippi Crossings, the City holds the right to select the lawful gambling operator at Char Blu Riverside. Lawful gambling is defined by the State as the operation, conduct, or sale of bingo, raffles, paddlewheels, tipboards, and pull-tabs. The restaurant is anticipated to open in the fall of 2025. A request for proposal (RFP) document was developed over the past month with feedback received from the City's three current lawful gambling license holders. The Parks and Recreation Commission reviewed the proposals at their May, 2025 meeting and recommended that the City Council select CDAA (Champlin Dayton Athletic Association) as the lawful gambling operator.

Councilmember Moe asked if staff had communicated with CDAA and CPYHA about how they scored.

The Parks and Recreation Director replied that he has, and both organizations understand how they scored. He stated that CDAA has a communicated need for an indoor facility and serves a larger portion of the community.

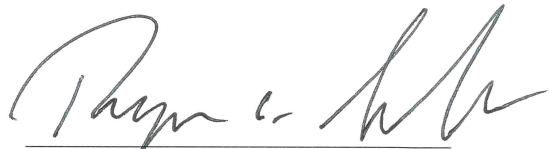
Mayor Sabas commented that he appreciated that both organizations put time and effort into this process, recognizing that both organizations are very important for the community.

Motion

Motion by Councilmember Moe and seconded by Councilmember Truesdell to authorize entering into final negotiations with Champlin Dayton Athletic Association to operate the lawful gambling operation at Char Blu Riverside, with a final recommendation to be presented to the City Council for approval prior to year-end. Voting in favor were Mayor Sabas, Councilmembers Moe and Truesdell. Voting against: none. Motion carried.

Adjournment

The Champlin City Council adjourned the regular meeting at 6:20 p.m.



Ryan Sabas, Mayor

Attest:



Julie Tembreull, Executive Assistant/City Clerk

Councilmember Truesdell introduced the following ordinance, completing the second reading and moving its adoption:

**ORDINANCE NO. 918
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA**

**ORDINANCE AMENDING CHAPTER 38 - OFFENSES AND MISCELLANEOUS
PROVISIONS, ARTICLE IX - FISHING IN CITY PONDS. SEC. 38-304. PURPOSE,
SEC. 38-305. PROHIBITED CONDUCT, SEC. 38-306. ENFORCEMENT AND
PENALTY, AND SEC. 38-307. EXCEPTIONS. REGARDING FISHING AT THE
CHAMPLIN TROUT POND**

Article IX – Fishing in City Ponds.

Sec. 38-304. Purpose. The purpose of this section is to promote the ecological health and environmental quality of designated bodies of water within the city, and to protect public resources.

Sec. 38-305. Prohibited Conduct. No person shall fish, attempt to fish, or possess fishing equipment with the intent to fish at the pond located at the southeast corner of French Lake Road and Elm Creek Crossing, Champlin, Minnesota. For purposes of this section, “fishing” shall mean the act of attempting to take fish by any method, including but not limited to angling, netting, trapping, or spearing.

Sec. 38-306. Enforcement and Penalty. This ordinance may be enforced by any peace officer or other designated enforcement authority of the City of Champlin or State of Minnesota. A violation of this ordinance is a misdemeanor.

Sec. 38-307. Exceptions. This prohibition shall not apply to city-sponsored events.

The motion for the adoption of the ordinance was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Moe and Truesdell, and the following voted against the same: none, whereupon said ordinance was passed this 28th day of July 2025.

Ryan Sabas

Ryan Sabas, Mayor

ATTEST:

Julie Tembreull

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Truesdell introduced the following ordinance, waiving the first reading, completing the second reading, and moving its adoption and adoption of a Publication Summary:

**ORDINANCE NO. 919
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA**

**ORDINANCE APPROVING A 68-DAY EXTENSION OF INTERIM ORDINANCE FOR
THE MORATORIUM ON RESIDENTIAL HOUSING DEVELOPMENTS IN THE AREAS
OUTLINED ON ATTACHMENT "A" WITHIN THE CITY OF CHAMPLIN**

The Council of the City of Champlin does ordain as follows:

SECTION 1. FINDINGS.

1. The City Council has identified lot density, future access of flow traffic and grading/utility issues associated with the potential development of property located within the City of Champlin as described on Attachment A.
2. Said issues include but are not limited to an inconsistency with the designation of the Comprehensive Plan as Rural Agricultural, and the City's Zoning of Low Density for the property. In addition, other issues include unaddressed topographical and lot density issues, as well as future access, flow of traffic, transportation, and utility issues in the identified area as noted above, and well as to examine topographical issues of the property that may cause constraints to density and housing lot size.
3. The potential density issue may affect the grading, water, sewer, and stormwater infrastructure that the City will need to utilize in the potential development of the property, including analyzing the potential of sharing services to the properties with the neighboring City of Dayton.
4. Minn. Stat Statutes 462.355 permits the governing body of the municipality to adopt an interim ordinance applicable to all or part of its jurisdiction for the purpose of protecting the planning process and the health, safety and welfare of its citizens. The interim ordinance may regulate, restrict, or prohibit any use, development, or subdivision within the jurisdiction or a portion thereof for a period not to exceed one year from the date it is effective.
5. The Champlin City Council has identified a need for a study in order to determine needs related to lot density and traffic circulations including future access, flow of traffic, and utility issues for this area in the City of Champlin and has submitted the matter to the Planning Commission to conduct a study and provide consideration and input to the Council.
6. The Champlin City Council has determined that there would be a threat to the overall effectiveness of the Comprehensive Plan and the planning process by

individuals or entities submitting plans or seeking permits on a premature basis in order to avoid any subsequent amendment of the Comprehensive Plan or residential development of the property due to unaddressed topographical and lot density issues, as well as future access, flow of traffic, transportation, and utility issues in the identified area as noted above.

7. The Champlin City Council has determined that there would be a threat to the overall safety of the community of permitting the location and development of a residential development at the property due to unaddressed topographical and density issues, as well as future access, flow of traffic, transportation, and utility issues in the identified area as noted above.

SECTION 2. STUDY.

The City Council hereby authorizes and directs the City's Planning Department to study and make a report on the matter to the City Council after consideration of the matter.

SECTION 3. MORATORIUM.

A moratorium is hereby imposed within the area outlined on Attachment A on the submission of any development plans, applications or permits for the properties outlined on Attachment A for an additional 68 days after the effective date of Interim Ordinance no 906. The City shall not accept, process, or act on any application, site plan, building permit, or zoning approval for a new or expanded development.

SECTION 4. VIOLATIONS.

During the period of the moratorium, it is a violation of this Ordinance to do any of the following within the City:

1. Establish a new development within the area outlined on Attachment A; or
2. Expand an existing development within the area outlined on Attachment A.

SECTION 5. EXCEPTIONS.

The moratorium imposed by this Ordinance does not delay or prohibit any subdivision that has been given preliminary approval nor extend the time for action under the 60-day rule with respect to any application filed prior to the effective date of this interim ordinance.

SECTION 6. ENFORCEMENT.

The City may enforce this Ordinance by mandamus, injunctive relief, or other appropriate civil remedy in any court of competent jurisdiction. The City Council hereby authorizes the City Administrator, in consultation with the City Attorney, to initiate any legal action deemed necessary to secure compliance with this Ordinance. A violation of

this Ordinance is also subject to the City's general penalty listed in Champlin City Code § Sec. 1-7.

SECTION 7. EFFECTIVE DATE AND TERM.

This Ordinance shall be in full force and effect immediately from and after its passage by the City Council, and shall have a term of an additional 68 days after the effective date of Interim Ordinance no 906. This Ordinance shall remain in effect until the expiration, until it is expressly repealed by the City Council, or until the effective date of an ordinance amending the City Code to address development, whichever occurs first.

SECTION 8. GENERAL PROVISIONS.

1. Not Codified. This Ordinance is transitory in nature and shall not be codified into the City Code.
2. Severability. Every section, provision, and part of this Ordinance is declared severable from every other article, section, provision, and part thereof. If any article, section, provision, or part of this Ordinance is held to be invalid by a court of competent jurisdiction, such judgment shall not invalidate any other article, section, provision, or part of this Ordinance.

The motion for the adoption of the ordinance was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Moe and Truesdell, and the following voted against the same: none, whereupon said ordinance was passed this 28th day of July 2025.

Ryan Sabas

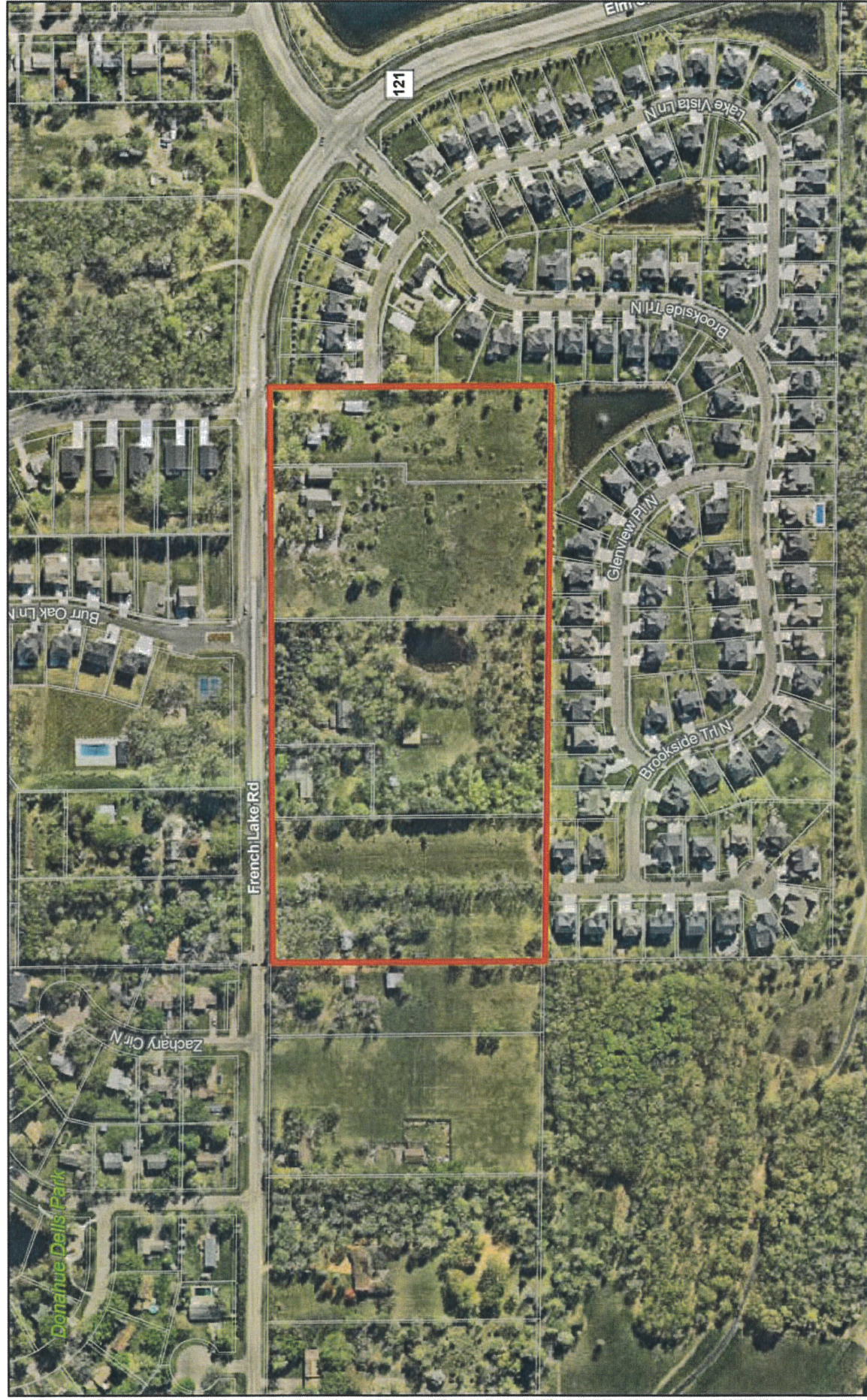
Ryan Sabas, Mayor

ATTEST:

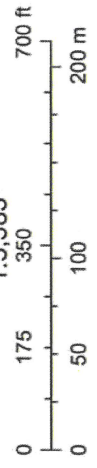
Julie Tembreull

Julie Tembreull, Exec. Asst./City Clerk

Attachment A: Moratorium Study Area



1:5,383



Parcels

City Boundary