

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

Worksession
November 24, 2025
Municipal Center

Call to Order

The Champlin City Council met in Worksession and was called to order by Mayor Ryan Sabas at 10:08 p.m.

Roll Call

Present were Mayor Ryan Sabas and Councilmembers Jessica Tesdall (Ward 1), Tom Moe (Ward 2), and Tim LaCroix (Ward 4).

Absent: None. There is a current Ward 3 vacancy.

Also present were City Administrator Jenny Max, Community Development Director Scott Schulte, City Planner Lexi Smith, and Parks and Recreation Director Dan Glynn.

Approval of Agenda
(November 24, 2025)
Motion

Motion by Councilmember Tesdall and seconded by Councilmember LaCroix to approve the agenda for the November 24, 2025, Worksession Meeting as presented. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Mayor Sabas noted that Item 4.1, Green Step Cities, has been removed from the agenda.

Green Step Cities

Item removed.

Review Apartment
Concept Plan for Site
Adjacent to NorBella

City Planner Smith stated that in 2015, Real Assets II, LLC purchased 6.68 acres in the Emery Village neighborhood. The northern portion of the site was rezoned in 2021 for the construction of NorBella Senior Living, while the remaining 3.68 acres remains zoned for Commercial-Office (C-1/PUD). In August 2023, the applicant presented a concept plan for a four-story mixed-use building that included both commercial space on the ground floor and residential units above. The City Council and staff expressed concerns regarding the viability and accessibility of the commercial component. In response to that feedback and new market demands, the applicant has returned with an updated 2025 concept plan that removes the commercial use entirely and proposes a residential-only, market-rate apartment building. The Council and staff further discussed the concept.

Representatives of the developer were present to provide more details on the proposed project.

Council Consensus:

- The Council provided input to the developer and staff and directed staff to schedule a tour of a similar property.

Indoor Recreation Facility
Feasibility Study

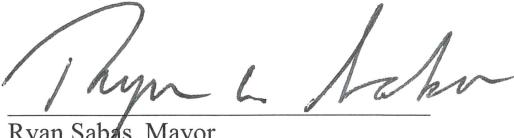
Parks and Recreation Director Glynn stated that in December 2024, Champlin Park Youth Hockey Association (CPYHA) asked City staff to inquire about the cost of a feasibility study for a dryland training facility. Given the ongoing discussion surrounding a broader indoor recreation facility, City staff asked JLG Architects to prepare a second proposal for a feasibility study for an indoor recreation facility. JLG Architects brings extensive experience and proven expertise in recreational facility planning, having previously designed the Champlin Ice Forum and recently completed a successful feasibility study for the new fieldhouse in Rogers. To ensure a thorough and data-driven analysis, JLG partnered with Ballard King and Associates to provide detailed operational insights and projections. This collaboration positions the study to deliver a well-rounded evaluation of both the physical and functional viability of the proposed facility. Additional information was provided on the different feasibility studies that could be completed.

Council Consensus:

- The Council supported moving forward with both feasibility studies as presented, and to place the proposals on an upcoming City Council agenda for approval.

Adjournment

The Champlin City Council adjourned the Worksession meeting at 11:11 p.m.



Ryan Sabas, Mayor

Attest:



Julie Tembreull, Executive Assistant/City Clerk