



NORTH BRANCH

—Minnesota—

Kevin Schieber
Mayor

Robert Canada
Councilmember/Acting Mayor

Jeff Goulet
Councilmember

Jim Ibinger
Councilmember

Patrick Meacham
Councilmember

**CITY COUNCIL
REGULAR AGENDA
WEDNESDAY, MAY 27, 2026 @ 6:00 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA

REGULAR MEETING

Wednesday, May 27, 2026

1. CALL TO ORDER

Mayor Kevin Schieber called the North Branch City Council to order at 6 PM.

2. PLEDGE OF ALLEGIANCE

Mayor Kevin Schieber led the Pledge of Allegiance.

3. ROLL CALL

Present: Mayor Kevin Schieber, Councilmember Jeff Goulet, Councilmember Jim Ibinger, Councilmember Patrick Meacham, Councilmember Robert Canada

Absent:

Remote:

Others Present:

Notes:

4. AGENDA APPROVAL

a. Approve Agenda

ACTION

Mayor Kevin Schieber moved 7e under the Consent Agenda to 9b under Staff Reports.

RESULT: Passed

MOVER: Robert Canada

SECONDER: Patrick Meacham

AYES: Kevin Schieber, Jeff Goulet, Jim Ibinger, Patrick Meacham, Robert Canada

ABSENT:

NOTES:

5. PRESENTATION & PROCLAMATION

- a. Proclamation declaring "Heroes Honor Week", for the week of June 8–14, 2026. INFO

Mayor Kevin Schieber presented the Proclamation of the City of North Branch, Minnesota, declaring "Heroes Honor Week", for the week", for the week of June 8-14, 2026.

6. PUBLIC COMMENT

Provides an opportunity for the public to address the Council on items that are not on the Agenda. Please raise your hand to be recognized. Please state your name and address for the record. This section is for the express purpose of addressing concerns of City services and operations. It shall not be used to clarify individual's views for political purposes.

7. CONSENT AGENDA

All matters listed under Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

Mayor Kevin Schieber moved 7e under the Consent Agenda to 9b under Staff Reports.

RESULT: Passed

MOVER: Robert Canada

SECONDER: Patrick Meacham

AYES: Kevin Schieber, Jeff Goulet, Jim Ibinger, Patrick Meacham, Robert Canada

ABSENT:

NOTES:

- | | |
|---|--------|
| a. Claims | ACTION |
| b. Approval of Minutes - Regular Meeting - May 13, 2026, 6:00 PM | ACTION |
| c. Approval of Resolution R-330-2026 approving a variance from minimum lot depths for Lots 1-4, Block 1 and Lots 1-3, Block 2, Sherwood Pines 2nd | ACTION |
| d. Approval of Resolution R-331-2026 approving the Preliminary Plat for Sherwood Pines 2nd Addition | ACTION |
| e. Approval of a Comprehensive Plan Amendment and Rezoning from Rural Residential to Agricultural | ACTION |
| i. Approval of Resolution R-333-2026 approving a Comprehensive Plan Amendment from (RR) Rural Residential to (AG) Agricultural | ACTION |
| ii. Approval of Ordinance 412-26 amending the zoning map from Rural Residential to Agricultural | ACTION |
| f. Approval of Resolution R-334-2026 approving the revised Meadows Ridge 1st Addition Final Plat | ACTION |
| g. Approval of Resolution R-335-2026 approving easements for Meadows Ridge 1st Addition | ACTION |
| h. Approval of Resolution R-337-2026 approving amended and revised subdivision and development agreement for Meadows Ridge 1st Addition | ACTION |
| i. Approve Massage Business License - Laughing Waters Spa, LLC | ACTION |

- j. Approve Massage Therapist License - Stacey Wynter ACTION
- k. Approval of Special Event Permit Application - Agape Grove Healing Initiative Application ACTION
- l. Approval of Special Event Permit Application — J & K Amusements ACTION
- m. Approval of Site Plan Agreement with Louisiana-Pacific Corporation ACTION

8. PUBLIC HEARINGS

9. STAFF REPORTS

- a. Consideration of support for a TIF Application for the North Branch Independent Senior Living Facility ACTION

Shane Rudlang, Municipal Advisor from Ehlers, gave a brief presentation regarding the TIF Application for the North Branch Independent Senior Living Facility.

The City received an application request for Tax Increment Financing (TIF) assistance from North Branch Independent Senior Living, LLC, for the construction of a 107-unit multifamily senior independent residential development in North Branch. The proposed project is planned for the area located on the west side of Falcon Avenue, south of the extension of 386th St. The property in consideration is currently utilized as vacant land that is zoned Business and guided as High Density Residential, and an Independent Senior Community is a permitted use.

The developer, along with Ehlers, the city’s financial advisor, and city staff, provided an overview and background relating to the project, TIF districts, and preliminary findings to the City Council at their meeting on April 28, 2026. The City Council discussed this and came to a consensus for the developer to bring options back to the council for consideration.

Below are proposed options for consideration.

<u>Options</u>	<u>Street/Utility Extension</u>	<u>Fee Reduction</u>	<u>TIF Term</u>	<u>Intersection Improvements</u>
A	Cul-de-Sac Only	\$258,052 (Includes SAHA)	15	No additional Req.
B	Full "L"	\$258,052 (Includes SAHA)	20	Potential Additional Req.
C	-	-	-	-

After some discussion regarding the duration of the TIF, council members expressed concerns about the long-term financial burden on the City. Superintendent Sara Paul, representing the EDA, spoke in support of the project, emphasizing the benefits of commercial development and public infrastructure. There was also discussion regarding the potential impact of the project on future TIF requests.

There was a 3-2 consensus on the 20-year option B to go to a Public Hearing.

- b. Approval of Resolution R-332-2026 approving the Westside Commons 3rd Addition Preliminary Plat ACTION

Community Development Director Nate Sondrol presented the Approval of Resolution R-332-2026 approving the Westside Commons 3rd Addition Preliminary Plat. The Westside Commons preliminary Plat went to the Planning Commission at their May Planning Commission Public Hearing meeting. The Planning Commission did recommend approval of the preliminary plat, but with the decisions made tonight, we would require the preliminary plat to go back to the Planning Commission, as it is modifying the lot line boundaries. Establishing a TIF hearing is a 45 to 60-day process, and so this would all fit within those timelines back to the Planning Commission and back to the City Council for review and

consideration.

Motion to extend 120 days to August 1st.

RESULT: **Passed**
MOVER: **Jeff Goulet**
SECONDER: **Robert Canada**
AYES: **Kevin Schieber, Jeff Goulet, Jim Ibinger, Patrick Meacham, Robert Canada**
ABSENT:
NOTES:

- c. Consider approval of Resolution R-336-2026 accepting the low bid for Fletcher Ave Extension project in the North Branch Industrial Park **ACTION**

City Engineer Justin Messner presented the approval of Resolution R-336-2026 accepting the low bid for the Fletcher Avenue Extension project in the North Branch Industrial Park.

Bids were received for the above-referenced project on Thursday, May 21, 2026, and were opened and read aloud. Ten bids were received. The bids were checked for mathematical accuracy. The bid summary indicates the low base bid with Alternates 1, 3, and 5 was submitted by Gustafson Excavating, Inc. in the amount of \$3,295,934.75. The Engineer’s Estimate was \$4,418,302.

The base bid and recommended alternates 1, 3, and 5 include the construction of Fletcher Avenue, Goodview Avenue, and the trunk sewer and water mains to serve the Industrial Park. Funding for the project is identified in the table below.

Source	Amount
Business Development Infrastructure Program from the State of Minnesota grant	\$1,050,000
TIF Everlong Holdings	\$78,337
Proceeds from Land Sale	\$2,167,597.75
Total	\$3,295,934.75

Motion to approve Resolution R-336-2026 accepting the low bid for Fletcher Ave Extension project in the North Branch Industrial Park.

RESULT: **Passed**
MOVER: **Jeff Goulet**
SECONDER: **Robert Canada**
AYES: **Kevin Schieber, Jeff Goulet, Jim Ibinger, Patrick Meacham, Robert Canada**
ABSENT:
NOTES:

- d. Consider the application of LG214 and LG215 licenses for Merrick Inc. at Muddy Cow, North Branch (tabled from May 13, 2026 City Council meeting) **ACTION**

City Administrator Matthew Hill presented the application of LG214 and LG215 licenses for Merrick Inc, at the Muddy Cow, North Branch (tables from May 13, 2026 City Council Meeting). The Muddy Cow in North Branch and Merrick Inc. provided an application for charitable gambling in North Branch that was brought to the City Council at the May 13, 2026 Council meeting. This item was pulled from the Consent items, and City Council ultimately tabled the permit applications to the next City Council Meeting on May 27th at 6 PM, which would allow time for staff to get more information from the Muddy Cow, making sure that they are compliant with

Ordinance 407-26.

After the meeting on May 13th, the city received acknowledgment that Muddy Cow has signed a new lease agreement with the American Legion, Post 85. Due to this action taken by the host site, the application for Merrick inc. is no longer valid. The Legion has an active Charitable Gambling license, and the updated lease agreement for the Legion to have operations at the Muddy Cow does not require City Council approval. Staff recommends denial of the application from Merrick Inc. By denying the application, it addresses the tabled item from the last meeting.

Motion to deny the LG214 and LG215 applications from Merrick Inc.

RESULT: Passed
MOVER: Jeff Goulet
SECONDER: Robert Canada
AYES: Kevin Schieber, Jeff Goulet, Jim Ibinger, Patrick Meacham, Robert Canada
ABSENT:
NOTES:

10. MAYOR/CITY COUNCIL

Mayor Kevin Schieber thanked the Legion for leading the Memorial Day event in Central Park and Senator Mark Koran for attending. The Chalk the Walk event at North Branch City Hall is on Thursday, May 28th, from 10 AM - 3 PM to support mental health awareness.

11. ADJOURNMENT

The North Branch City Council Meeting was adjourned at 7:56 PM.

RESULT: Passed
MOVER: Kevin Schieber
SECONDER: Robert Canada
AYES: Kevin Schieber, Jeff Goulet, Jim Ibinger, Patrick Meacham, Robert Canada
ABSENT:
NOTES: