

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  
September 8, 2025  
Municipal Center

Call to Order	The Champlin City Council met in Regular Session and was called to order by Mayor Ryan Sabas at 6:08 p.m.
Pledge of Allegiance	The Pledge of Allegiance was recited.
Roll Call	<p>Present: Mayor Ryan Sabas and Councilmembers Jessica Tesdall (Ward 1), Tom Moe (Ward 2), Nate Truesdell (Ward 3), and Tim LaCroix (Ward 4).</p> <p>Absent: None.</p> <p>Also present were City Administrator Jenny Max, Community Development Director Scott Schulte, City Engineer Heather Nelson, City Planner Lexi Smith, and City Attorney Dave Schaps.</p>
Approval of Agenda (September 8, 2025) Motion	Motion by Councilmember Truesdell and seconded by Councilmember Moe to approve the agenda for the September 8, 2025, Regular Meeting as presented. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell, and LaCroix. Voting against: none. Motion carried.
Approval of Minutes Motion	Motion by Councilmember LaCroix and seconded by Councilmember Tesdall to approve the minutes of the August 25, 2025, Worksession and August 25, 2025 Regular Session Meeting as presented. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell, and LaCroix. Voting against: none. Motion carried.
Ratification of Payments (September 8, 2025) Motion	Motion by Councilmember Moe and seconded by Councilmember Truesdell to approve ratification of payments as submitted on September 8, 2025. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell, and LaCroix. Voting against: none. Motion carried.
Announcements	<p>Mayor Sabas made the following announcements:</p> <ul style="list-style-type: none"><li>• Come connect with local Officers at Caribou Coffee on Tuesday, September 9<sup>th</sup>, between 8 a.m. and 10 a.m. The Champlin Police Department will be handing out complimentary beverage coupons (redeemable right away). Stop by and say hi!</li><li>• A public accuracy test of the voting system being used for the September 16<sup>th</sup> Special Election will be held on Thursday, September 11<sup>th</sup>, at 10 a.m. at City Hall.</li><li>• Absentee voting is currently underway at City Hall. City Hall will also be open on Saturday, September 13<sup>th</sup>, for absentee voting from 9 a.m. to 3 p.m.</li><li>• On Monday, September 15<sup>th</sup>, the Council will have a special joint worksession/walking tour with the Planning Commission, beginning at 5:00 p.m. at the Mississippi Crossings Event Center.</li><li>• On Tuesday, September 16<sup>th</sup>, a Special Election will be held for Minnesota State House District 34B, which includes part of southeast Champlin (Ward 4, Precinct 2). The polling location is Jackson Middle School, and polls will be open from 7:00 a.m. to 8:00 p.m.</li><li>• Shed Fest is on September 20<sup>th</sup>. Weekend Rockstar will open, followed by Fool House, the ultimate 90s dance party band. Join us for live music and food trucks in the Public Works Yard. Presale tickets are \$15 through September 19<sup>th</sup> or \$20 at the door.</li><li>• On Monday, September 22<sup>nd</sup>, we will have a Special Council Worksession at 5:00 p.m. and a Regular Worksession at 5:30 p.m. in the Council Conference Room. The EDA will meet at 5:45 p.m. and the Council will meet at 6:00 p.m. in the Council Chambers.</li><li>• There are several vacancies on our advisory commissions (Planning, Parks and Recreation, and Environmental Resources). Participating in a commission is a great way to give back to your local community. Call City Hall for more information.</li></ul>

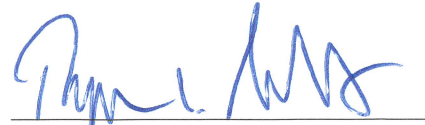
Overview of Worksession Discussion	<p><u>Special Presentations</u></p> <p>The City Administrator provided a brief overview of the discussion that occurred earlier in the evening at the Council Worksession regarding:</p> <ul style="list-style-type: none"> <li>• The Council and staff continued to make progress on the preliminary 2026 budget and levy. The preliminary budget and levy will be presented for formal adoption at the September 22<sup>nd</sup> meeting.</li> <li>• The Council discussed crosswalk and sidewalk improvements.</li> </ul>
Approve the Purchase of a Vehicle for the Engineering Department Motion	<p><u>Consent Agenda</u></p> <p>Motion by Councilmember LaCroix and seconded by Councilmember Tesdall to approve the purchase of a vehicle for the Engineering Department. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell, and LaCroix. Voting against: none. Motion carried.</p>
Approve Temporary On-Sale Intoxicating Liquor License for Heavy Rotation Brewing to Sell Alcohol at the September 28 <sup>th</sup> Food Truck Festival at Mississippi Crossings Motion	<p>Motion by Councilmember LaCroix and seconded by Councilmember Tesdall to approve the temporary on-sale intoxicating liquor license for Heavy Rotation Brewing to sell alcohol at the September 28<sup>th</sup> Food Truck Festival at Mississippi Crossings. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell, and LaCroix. Voting against: none. Motion carried.</p>
	<p><u>Open Forum</u></p> <p>Matt Riggs, 11080 Goose Lake Road, referenced email conversations he had with the City Engineer related to buried power lines. He commented on large trees that have been trimmed by Xcel Energy to prevent interference with the overhead power lines, but noted that if they are further trimmed, it could kill the trees. He commented on the desire to also increase power reliability in their neighborhood, noting frequent power outages each year. He hoped that the neighborhood could fund the project with the assistance of the City using a special assessment district in order to bury the power lines in that area.</p> <p>Mayor Sabas asked if most of the neighbors in attendance support the project.</p> <p>Mr. Riggs commented that he has spoken with all six homeowners, and they support the project.</p> <p>Councilmember Moe commented that he did get information from City staff and would like to set up a follow-up meeting to discuss that information.</p> <p>Mayor Sabas commented that he and Councilmember Moe, along with City staff, could meet with Mr. Riggs and/or the full neighborhood to further discuss the potential project.</p> <p>The City Engineer noted that for this type of resident-initiated project to bury power lines, it would require one hundred percent of the properties to be assessed to be on the petition for the project.</p>
Resolution Approving Comprehensive Plan Amendment for Development Guidelines in the Northwest Area of Champlin	<p><u>Unfinished Business</u></p> <p>City Planner Smith provided background information on the moratorium enacted on five parcels, totaling approximately 19 acres, located south of French Lake Road and north of The Reserve at Elm Creek neighborhood. The City completed traffic, grading, and utility studies, and held two Council worksessions to review findings and develop a shared vision. The Council's consensus from the worksessions was used as the guidelines for the Comprehensive Plan Amendment. The City also hosted a public informational meeting on June 18<sup>th</sup> and a formal public hearing held by the Planning Commission on June 30<sup>th</sup>. The Comprehensive Plan Amendment was tabled by the City Council on July 14<sup>th</sup> to allow additional time to consider public feedback and for staff to further evaluate alternative housing styles and constraints. A subsequent worksession was held on August 18<sup>th</sup> to continue the discussion. At that meeting, the consensus of the Council was to retain the original guidelines as presented.</p>
Resolution 2025-41	<p>Councilmember Tesdall introduced the following resolution and moved its adoption:</p>

A Resolution Approving Comprehensive Plan Amendment for Development Guidelines in the  
Northwest Area of Champlin

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 8<sup>th</sup> day of September 2025.

Adjournment

The Champlin City Council adjourned the regular meeting at 6:22 p.m.

  
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Ryan Sabas, Mayor

Attest:

  
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Julie Tembreull, Executive Assistant/City Clerk

Councilmember Tesdall introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-41  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION APPROVING COMPREHENSIVE PLAN AMENDMENT FOR  
DEVELOPMENT GUIDELINES IN THE NORTHWEST AREA OF CHAMPLIN**

**WHEREAS**, the City of Champlin has adopted a Comprehensive Plan for development guidelines in the northwest area of Champlin; and

**WHEREAS**, following detailed discussion and vision setting, the City has proposed an amendment to the Comprehensive Plan concerning development guidelines impacting the following five properties:

11085 French Lake Road  
10975 French Lake Road  
10951 French Lake Road  
10805 French Lake Road  
10785 French Lake Road

**WHEREAS**, the Comprehensive Plan amendment does not change the land use designation for any parcels; and

**WHEREAS**, the Planning Commission held a public hearing on June 30th, 2025; and

**WHEREAS**, the Planning Commission has reviewed the proposed amendment and unanimously recommended approval with a revision to allow for flexibility in allowed single-family housing types, within the 0–5 units per acre low-density land use designation; and

**WHEREAS**, the City submitted the Comprehensive Plan amendment to impacted jurisdictions per the Metropolitan Council's requirements; and

**WHEREAS**, the City Council has reviewed the Planning Commission's recommendation, public input, and the relevant findings of fact; and

**WHEREAS**, the City Council desires to adopt the Comprehensive Plan Amendment; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Champlin, Minnesota, that the City Council hereby approves the Comprehensive Plan Amendment, as referenced.

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 8th day of September, 2025.

*Ryan Sabas*

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Ryan Sabas, Mayor

ATTEST:

*Julie Tembreull*

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Julie Tembreull, Exec. Asst./City Clerk