

CITY OF HERMANTOWN AGENDA

**Pre-Agenda Meeting Monday, November 3, 2025 at 4:30 p.m.
Council Chambers, City Hall - Hermantown Governmental Services Building**

**City Council Meeting Monday, November 3, 2025 at 6:30 pm
Council Chambers, City Hall - Hermantown Governmental Services Building**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ANNOUNCEMENTS

Council Members may make announcements as needed.

5. PUBLIC HEARING

Only when necessary. The rule adopted three minutes per person if necessary. Any action required after the public hearing will be taken immediately following the closing of the public hearing.

A. Public Hearing on an Ordinance amending the Fee Schedule for Licenses, Permits, and Fees - Section 270 of the Hermantown Code of Ordinances

A. **2025-18 An Ordinance Amending Hermantown Code Of Ordinances Section 270
- Fee Schedule**

(second reading)

(motion, roll call)

6. COMMUNICATIONS

A. Correspondence 25-538 through 25-683 placed on file

7. PRESENTATIONS

A. 3rd Quarter Financials

Kevin Orme, Director of Finance & Administration

(Pre-Agenda Only)

B. Special Revenue & Enterprise Fund Budgets

Kevin Orme, Director of Finance & Administration

(Pre-Agenda Only)

C. Mediacom Presentation

(Pre-Agenda Only)

8. PUBLIC DISCUSSION

This is the time for individuals to address the Council about any item not on the agenda. The time limit is three minutes per person.

9. MOTIONS

10. CONSENT AGENDA

All items on the Consent Agenda are items which are considered routine by the City Council and will be approved by one motion via voice vote. There will be no discussion of these items unless a Council Member or citizen requests, in which event the item will be removed from the Consent Agenda and considered at the end of the Consent Agenda.

A. **Minutes** - Approval or correction of October 20, 2025 City Council Continuation Minutes

B. **Accounts Payable** - Approve general city warrants from October 16, 2025 through October 31, 2025 in the amount of \$834,889.29

11. ORDINANCES

A. **2025-19 An Ordinance Amending Hermantown Code Of Ordinances By Amending Section 350, Accepted And Opened Streets And Roads**

(first reading)

12. RESOLUTIONS

Roll call will be taken only on items required by law and items requiring 4/5's votes, all others can be done by voice vote.

A. **2025-161 Resolution Adopting Final Assessment Roll For Road Improvement District No. 541 & 542 (Hermantown Road & Bridge and Old Midway Road)**

(motion, roll call)

B. **2025-162 Resolution Approving Application Of Assessment Roll Number 541A-37 For Deferral Of Assessment Against The Property For The Construction Of Road Improvement District No. 541 & 542 ("Hardship Deferral")**

(motion, roll call)

C. **2025-163 Resolution Approving Application Of Assessment Roll Number 541A-42 For Deferral Of Assessment Against The Property For The Construction Of Road Improvement District No. 541 & 542 ("Hardship Deferral")**

(motion, roll call)

D. **2025-164 Resolution Approving Application Of Assessment Roll Number 541A-93 For Deferral Of Assessment Against The Property For The Construction Of Road**

Improvement District No. 541 & 542 (“Hardship Deferral”)

(motion, roll call)

- E. **2025-165 Resolution Approving A Special Use Permit For Grading And Filling Within A Natural Shoreland Overlay Area**

(motion, roll call)

- F. **2025-166 Resolution Approving Special Use Permit For Construction Of An Accessory Structure In Excess Of 2,400 Square Feet In The S-1 Zoning District At 557x Hermantown Road (395-0010-05560 and 395-0010-05566) And Imposing Conditions Thereon**

(motion, roll call)

- G. **2025-167 Resolution Approving A Special Use Permit For The Keeping Of Livestock At 5053 Morris Thomas Road, In A R-3, Residential Zoning District**

(motion, roll call)

- H. **2025-168 Resolution Declaring That The Road Jenny Farms Lane And The Related Public Infrastructure Have Been Accepted And Opened By The City Of Hermantown And Authorizing The Mayor And City Clerk To Execute And Deliver An Appropriate Certificate Thereof**

(motion, roll call)

- I. **2025-169 Resolution Approving Pay Request Number 1 For Keene Creek Trail Segment 4 Construction To Veit & Company In The Amount Of \$46,242.20**

(motion, roll call)

- J. **2025-170 Resolution Approving Application To Conduct Off-Site Gambling For Hermantown Amateur Hockey Association (“HAHA”)**

(motion, roll call)

13. CLOSED SESSION

14. RECESS

(motion, roll call)

CITY COUNCIL MEETING DATE: November 3, 2025

TO: Mayor & City Council

FROM: Alissa McClure, City Clerk

SUBJECT: Ordinance Amending the Fee Schedule

☐ **RESOLUTION:** ☒ **ORDINANCE:** 2025-18 ☐ **OTHER:**

REQUESTED ACTION

Hold a public hearing and conduct second reading for the Ordinance amending the Fee Schedule for 2026.

BACKGROUND

Each year, the department heads are asked to review the fees associated with their department. The document following the Ordinance shows the final version of the Fee Schedule beginning January 1, 2026. Additionally, we are required to hold a public hearing when fees related to liquor licenses, planning & zoning, or stormwater utilities are changed.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Ordinance
Final Fee Schedule

Ordinance No. 2025-18

The City Council of the City of Hermantown does ordain:

**AN ORDINANCE AMENDING HERMANTOWN CODE OF ORDINANCES
SECTION 270 - FEE SCHEDULE**

Section 1. Amendment of Section 270 - Fee Schedule. Section 270 is hereby amended as follows:

See attached Exhibit A.

The terms and provisions of Section 270 remain in full force and effect except as modified as shown on Exhibit A.

Section 2. Nexus. Pursuant to Minnesota Statutes § 462.353, Subd.4 (2008), as it may be amended from time to time, the City has determined that there is a nexus between the fees and the City's costs and purposes based upon the City's actual costs in providing the services described above. The City's actual costs include employee time for investigative services as well as administrative costs and expenses.

Section 3. Added to Code. The terms and provisions of this ordinance shall be added in the appropriate place in Title 2 of the Hermantown City Code after adoption and becoming effective.

Section 4. Effective Date. The provisions of this Ordinance shall be effective after adoption immediately upon publication once in the official newspaper of the City of Hermantown.

Dated: _____

Mayor

ATTEST:

City Clerk

Adopted: _____

Published: _____

Effective Date: _____

Section 270 - Fee Schedule

2025

2026

DESCRIPTION

Antenna Lease (New or Amendment)	\$1,000.00	\$1,000.00
Assessment Searches		
First Parcel	\$40.00	\$40.00
Additional	\$20.00	\$20.00
<u>BUILDING DEPARTMENT</u>		
911 Signs		
Installed Signpost	\$75.00	\$75.00
Sign and Bracket Only	\$35.00	\$35.00
Appeals		
Building Code Appeals	\$250.00	\$250.00
Hazardous & Unsafe Structures - Fire Code	\$250.00	\$250.00
Commercial		
Permit Fees are Based On Value (See Schedule B)		
Plan Checking Fee (% of Building Permit Fee)	65%	65%
Demolition		
Single Family Res.	\$0.00	\$0.00
Other	\$100.00	\$100.00
Floodproofing Permit Fee	\$25.00	\$25.00
Inspect Fire sprinkler systems	\$50.00	\$50.00
Inspections after normal business hours	\$65/hr.	\$65/hr.
Repeat Inspection Fee (>2 visits for failure or >2 no-shows for same inspection)	\$65.00	\$65.00
Investigation Fee		
First Infraction - Double Permit		
Residential		
Re-roofing Permit	\$60.00	\$60.00
Re-siding Permit	\$60.00	\$60.00
Window Replacement	\$60.00	\$60.00
Door Replacement	\$60.00	\$60.00
Plumbing Permit - initial	\$60.00	\$60.00
Plus per fixture	\$5.00	\$5.00
Mechanical Permit - initial	\$60.00	\$60.00
Plus per fixture	\$15.00	\$15.00

Replacement	\$60.00	\$60.00
Detached Garage/Accessory Building (less than 1200 sq. ft.)	\$175.00	\$175.00
Mobile/Manufactured -Home Setting Fee	\$600.00	\$600.00
Park Dedication Fee - per bedroom	\$150.00	\$150.00
Deck Replacement (Re deck and rails – no new structure)	\$60.00	\$60.00
Master Plan Checking Fee	65% initial/ 25% thereafter	65% initial/ 25% thereafter
Plan Checking Fee (% of Building Permit Fee)	\$0.65	\$0.65
All Other Permit Fees are Based On Value (Schedule A)		
Special Permit Fees	\$25.00	\$25.00
State Surcharge		
Single fixed fee permit for fees under \$2,010	\$1.00	\$1.00
License and Lead Certification Check	\$5.00	\$5.00

CEMETERY/BURIAL:

Burial		
Non-winter weekday	\$650.00	\$650.00
Non-winter weekend	\$850.00	\$850.00
Winter weekday (Nov 1 - Mar 31)	\$850.00	\$850.00
Winter weekend (Nov 1 - Mar 31)	\$1,300.00	\$1,300.00
Burial of Urn		
New Plot	\$385.00	\$385.00
Shared Plot	\$250.00	\$250.00
Winter - New Plot (Nov 1 - Mar 31)	\$600.00	\$600.00
Winter - Shared Plot (Nov 1 - Mar 31)	\$500.00	\$500.00
Weekend	\$1,100.00	\$1,100.00

CITY CLERK

BUSINESS LICENSE FEES:

Adult Businesses

Application Fee		
New Principal License	\$3,750.00	\$3,750.00
Renewal of Principal License	\$775.00	\$775.00
New Accessory License	\$775.00	\$775.00
Renewal of Accessory License	\$175.00	\$175.00
License Fee		
Principal License	\$1,525.00	\$1,525.00

Accessory License	\$350.00	\$350.00
LIQUOR LICENSE FEES:		
3.2% Malt Liquor		
On Sale	\$600.00	\$600.00
Late Renewal Fee - Penalty		\$120.00
Off Sale	\$85.00	\$100.00
Late Renewal Fee - Penalty		\$25.00
Temporary - per day	\$65.00	\$75.00
Transfer - On Sale	\$120.00	\$150.00
Transfer - Off Sale	\$65.00	\$75.00
Intoxicating Liquor		
On Sale	\$3,700.00	\$3,700.00
Late Renewal Fee - Penalty		\$750.00
Off Sale	\$175.00	\$250.00
Late Renewal Fee - Penalty		\$50.00
Temporary - per day	\$275.00	\$275.00
Transfer/On Sale	\$175.00	\$175.00
Transfer/Off Sale	\$150.00	\$150.00
Investigation Fee (Police)	\$225.00	\$250.00
Wine		
Only Wine	\$875.00	\$900.00
Late Renewal Fee - Penalty		\$180.00
With Hard Beer	\$1,250.00	\$1,300.00
Late Renewal Fee - Penalty		\$260.00
Temporary - per day	\$125.00	\$150.00
Transfer	\$125.00	\$125.00
Sunday License	\$200.00	\$200.00
Charities Temporary Service Area	\$120.00	\$120.00
Club License		
Under 200 members	\$325.00	\$300.00
201-500 members	\$535.00	\$500.00
501-1000 members	\$700.00	\$650.00
1001-2000 members	\$850.00	\$800.00
2001-4000 members	\$1,075.00	\$1,000.00
4001-6000 members	\$2,150.00	\$2,000.00

Over 6000 members	\$3,250.00	\$3,000.00
Dance Permit	\$550.00	\$550.00
Summerfest Temporary Service Area	\$275.00	\$275.00
Temporary Service Area Expansion	\$275.00	\$275.00
Deposit for Temporary Service Area Expansion	\$275.00	\$300.00

CANNABIS RETAIL ESTABLISHMENT:

Cannabis Registration Fee (Initial)

Cannabis Microbusiness	\$0.00	\$0.00
Cannabis Mezzobusiness	\$500.00	\$500.00
Cannabis Retailer	\$500.00	\$500.00

Cannabis Registration Fee (Renewal)

Cannabis Microbusiness	\$1,000.00	\$1,000.00
Cannabis Mezzobusiness	\$1,000.00	\$1,000.00
Cannabis Retailer	\$1,000.00	\$1,000.00

Cannabis Retail Registration Violation Fee	\$2,000.00	\$2,000.00
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Temporary Cannabis Events Registration Fee	\$400.00	\$400.00
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OTHER LICENSE FEES:

Pawn Shop	\$4,000.00	\$4,000.00
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Transaction Fee (\$25,000 Bond Required)	\$6.00	\$6.00
Investigation Fee	\$660.00	\$660.00

Massage Establishment	\$185.00	\$200.00
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Investigation Fee	\$35.00	\$35.00
Late Renewal Fee - Penalty		\$50.00

Massage Therapist	\$60.00	\$65.00
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Investigation Fee	\$35.00	\$35.00
Late Renewal Fee - Penalty		\$25.00

Tobacco License	\$350.00	\$365.00
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Investigation Fee	\$35.00	\$35.00
Late Renewal Fee - Penalty		\$80.00

Candidate Filing Fee for City Council	\$10.00	\$10.00
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COPIES, DOCUMENTS, FAXES, MAPS:

Data Practice Request

Inspection Only		\$0.00
0-40 pages (electronic or paper)	\$0.00	\$0.00
41-100 pages (electronic or paper)	\$0.25	0.25 per page
Pages 101 and more		Actual Cost + \$500 deposit
11 x 17 - 1st Page	\$2.00	\$2.00
- Add'l	\$1.00	\$1.00
Other Requests		
8 1/2 x 11 - 1st Page	\$1.00	\$1.00
- Add'l	\$0.00	\$0.00
8 1/2 x 14 - 1st Page	\$1.00	\$1.00
- Add'l	\$0.00	\$0.00
11 x 17 - 1st Page	\$2.00	\$2.00
- Add'l	\$1.00	\$1.00
Larger than 11 x 17	\$10.00	\$10.00
Photo - per page	\$4.00	\$4.00
Faxes		
Local - 1st Page	\$2.00	\$2.00
- Add'l	\$0.00	\$0.00
Long Dist.- 1st Page	\$3.00	\$3.00
- Add'l	\$0.00	\$0.00
Maps		
Address	\$1.00	\$1.00
11 x 17	\$10.00	\$10.00
20 x 30	\$10.00	\$10.00
24 x 36	\$45.00	\$45.00
<u>OTHER FEES:</u>		
Foot and Bicycle Races	\$30.00	\$50.00
Gambling Investigation Fee	\$150.00	\$150.00
Non-Sufficient Funds (NSF) Charge	\$35.00	\$30.00
Recording Fee	\$75.00	\$75.00
<u>PARKS DEPARTMENT</u>		
Hermantown Community Park (Passive Park)		
Resident	\$25.00	\$25.00

Non-Resident	\$75.00	\$75.00
PLANNING & ZONING DEPARTMENT		
Administrative Appeal	\$200.00	\$200.00
Alternative Energy Systems Permit	\$30.00	\$30.00
Tax Increment Financing (TIF)		\$2,000.00
Minimum Escrow		\$5,000.00
Tax Abatement Financing (TAF)		\$500.00
Environmental Assessment Worksheet - Discretionary		No Fee
Environmental Assessment Worksheet - Mandatory		\$2,400.00
Environmental Impact Statement		\$6,500.00
Alternative Urban Areawide Review		10% of AUAR Cost
Christmas Tree Permit	\$100.00	\$100.00
(\$25 refund after Season)		
Com'I Industrial Development Permit		
With Development Agreement*	\$700.00	\$700.00
Without Development Agreement	\$450.00	\$450.00
Zoning Certificate in lieu of CIDP	\$375.00	\$400.00
* Plus, Professional Fees		
Dog Exception Permit	\$200.00	\$200.00
Driveway Access		
Permit (Plus \$250 Deposit)	\$125.00	\$125.00
Erosion & Sediment Control		
Multi-Family/Com'I/Industrial	\$275.00	\$300.00
Single Family Residential	\$150.00	\$150.00
Utility - Per lineal foot disturbed	\$0.13	\$0.13
Minimum	\$250.00	\$250.00
Park Fee		
Single Family, Two Family, Three Family Residential Parcel	\$1,100.00	\$1,100.00
Multi-family, 2+bedroom units	\$800.00	\$800.00
Multi-family, 1 bedroom and studio	\$400.00	\$400.00
Commercial and Industrial	\$1,100 per acre	\$1,100 per acre
Planned Unit Development	Proportional to Mix of Development	Proportional to Mix of Development
Fence Permit		
If Building Permit Not Needed	\$40.00	\$40.00

Fireworks Permit		
Established Retail	\$100.00	\$100.00
Temporary Structure	\$350.00	\$350.00
Land Alternation Permits (Fill)		
Flat Fee Multi-Family/Com'l/Industrial	\$150.00	\$275.00
Single Family Residential		\$150.00
Refundable Deposit	\$500.00	\$500.00
Mobile Home Park Approval Fee *	\$450.00	\$450.00
*Plus Professional Fees		
Non-Conforming Use Permit & Fee Application		
Single Family	\$150.00	\$150.00
Commercial	\$400.00	\$400.00
Ordinance		
Amendment	\$375.00	\$400.00
Interpretation	\$185.00	\$200.00
Parcel Split Review Fee		
Fee per Split Reviewed	\$350.00	\$350.00
Planned Unit Development Approval*		
PUD Fee	\$700.00	\$700.00
*Plus, Professional Fee		
PUD Amendment	\$350.00	\$350.00
Recording Fee	\$100.00	\$100.00
Rezoning Application Fee	\$400.00	\$400.00
Sign Permits		
Temporary (Class G)	\$20.00	\$20.00
Com'l (Class C-Other up to 25 ft.)	\$75.00	\$75.00
Com'l (Class C-Other over 25 ft.)	\$110.00	\$110.00
Com'l (Class C-Free Standing)	\$110.00	\$110.00
Billboards (Class D)	\$500.00	\$500.00
Special Use Permit *		
New	\$450.00	\$450.00
Renewal	\$350.00	\$350.00
Amendment	\$350.00	\$350.00
*Plus, professional fees		
Stormwater*		
New application	\$450.00	\$450.00

Recording fee	\$75.00	\$75.00
*Plus, professional fees		
Concept Plan Review***		
*** Includes professional fees		
Subdivision Plan Approval		
- Preliminary	\$400.00	\$400.00
- Final	\$350.00	\$350.00
- Combined process	\$700.00	\$700.00
Vacation Fee (easement)	\$235.00	\$235.00
Variance Application Fee	\$350.00	\$350.00
Wetland Permits *		
Deminimus Exemption	\$250.00	\$275.00
Delineation	\$200.00	\$225.00
No Loss Determination	\$250.00	\$275.00
Replacement Plans		
-Individual/Single Family	\$350.00	\$350.00
-Subdivisions/Com'l/Multi Family	\$750.00	\$750.00
*Plus Professional Fees		
Wetland Impact Fee		
Per sq. ft. x Mitigation Ratio	\$0.15	\$0.15
Zoning Verification Letter	\$30.00	\$30.00
Zoning Certificate Fee	\$40.00	\$40.00
Hermantown Marketplace Zoning Certificate	\$250.00	\$250.00
Zoning Maps (GIS Maps) Plotted		
11 x 17	\$10.00	\$10.00
24 x 36	\$45.00	\$45.00
Color map	\$30.00	\$30.00
<u>POLICE DEPARTMENT</u>		
Animal Licenses (Dog & Cat)	\$15.00	\$15.00
Lifetime Permit	\$50.00	\$50.00
Lifetime Animal Transfer Fee	\$5.00	\$5.00
Duplicate Tag Fee	\$5.00	\$5.00
Animal Licenses at City Impound Facility	\$17.00	\$17.00
Dangerous Animal	\$500.00	\$500.00
Archery (Bow Hunting)		

Resident Permit	\$10.00	\$20.00
Non-Resident Permit	\$35.00	\$40.00
Fingerprinting	\$30.00	\$40.00
Police Services		
Officer for School Events Beyond Contract (per unit per hour)	\$75.00	\$80.00
Officer for Special Events (Per unit per hour)	\$90.00	\$100.00
Training Center Rental - Resident		
During Working Hours (8:00 am - 4:30 pm)	No Charge - One Rental Per Month	
Training Center Rental - Non Resident		
During Working Hours (8:00 am - 4:30 pm)	\$190.00	\$200.00
After Hours (After 4:30)	\$245.00	\$250.00
Add: Saturday Rental	\$120.00	\$125.00
Vehicle Storage/Impound (per day)	\$30.00	\$30.00

UTILITIES DEPARTMENT (WATER/SEWER)

Delinquent Utility Property Tax Certification Admin Fee	\$100.00	\$150.00
Assessment Construction Project Admin. Fee	4%	4%
Fats, Oil, Grease (FOG Program)		
Sewer Service Surcharge	\$100 Monthly	\$100 Monthly
Late Payment Fee (penalty on current balance due)	10%	10%
Return Check Fee	\$35.00	\$30.00
Unpolluted Water Surcharge (monthly)	\$100.00	\$100.00
Water Filling Station (per 1008 gallons)	\$15.00	\$15.68
<u>Water Rates: (per 1,000 gallons)</u>		
Residential Tier 1 (up to 2,500 gallons)	\$9.87	\$10.31
Residential Tier 2 (between 2,501-4,500 gallons)	\$11.35	\$11.86
Residential Tier 3 (over 4,501 gallons)	\$12.48	\$13.04
<u>Multi Family</u>		
Multi-Family Tier 1 (all usage)	\$11.35	\$11.86
Multi-Family Tier 2 (all usage)	\$11.35	\$11.86
Multi-Family Tier 3 (all usage)	\$11.35	\$11.86
<u>Commercial</u>		
Tier 1 (up to 20,000 gallons)	\$10.20	\$10.66
Tier 2 (between 20,001-50,000 gallons)	\$10.72	\$11.20
Tier 3 (over 50,001 gallons)	\$11.78	\$12.31

Irrigation

Tier 1 (all usage)	\$12.48	\$13.04
Tier 1 (all usage)	\$12.48	\$13.04
Tier 3 (all usage)	\$12.48	\$13.04
State of MN Water testing fee - Annual Bill	\$9.72	\$15.22
Temporary Meter Rental (Construction & Hydrant)	\$150 per season	\$150 per season
Water Infrastructure Fee	\$7.50/month	\$7.50/month

Service charges - billed monthly

5/8" to 1" meter	\$10.88	\$11.37
1 1/4" meter	\$16.33	\$17.06
1 1/2" meter	\$16.33	\$17.06
2" meter	\$40.81	\$42.65
3" meter	\$47.60	\$49.74
4" meter	\$61.21	\$63.96
6" meter	\$88.41	\$92.39

On/Off Fees

Snowbirds	\$25.00	\$25.00
Reconnection for delinquent accounts	\$75.00	\$75.00

Water Hookups

Residential (Includes 3/4" or 1" Iperl Meter)	\$850.00	\$850.00
Irrigation Meter (Includes 3/4" or 1" Iperl Meter)	\$850.00	\$850.00
Commercial (Includes 3/4" or 1" meter, larger meter will have additional charges)	\$1,400 + tax	\$1,400 + tax
Water Availability Charge (unless Resolution stipulates otherwise)	\$2,500.00	\$2,500.00

Sewer Rates: (per 1,000 gallons)

Residential (all usage)	\$11.09	\$11.31
Multi-Family (all usage)	\$11.09	\$11.31
Commercial (all usage)	\$11.09	\$11.31
Flat Rate Tier 2 – Residential	\$39.61	\$40.40
Flat Rate Tier 3 – Commercial	\$49.91	\$50.91
Service charge – monthly	\$3.54	\$3.61

Minimum sewer charges

Service charge	\$3.54	
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Sewer Hookup

Residential (includes duplex)	\$850.00	\$850.00
Permit	\$85.00	\$85.00
Commercial	\$2,200.00	\$2,200.00

Permit	\$85.00	\$85.00
Stool Fee \$50 per toilet - max 50 toilets	\$50.00	\$50.00
Sewer Availability Charge (unless Resolution stipulates otherwise)	\$5,000.00	\$5,000.00
 WLSSD CAF - Capacity Availability Fee For Single Family (contact WLSSD for fee determination of commercial buildings)	 \$940.00	 \$940.00
 <u>Stormwater Rates:</u>		
Equivalent Rate Unit (ERU)	\$8.57/ERU	\$8.87/ERU
 <u>Excavating</u>		
Excavating Contractor's License (per calendar year)	\$200.00	\$250.00
Utility Permit (not in ROW)	\$50.00	\$50.00
Excavating Permit for Private Person	\$50.00	\$50.00
Right-of-Way (ROW) Rates		
Access Permit-Temporary	\$150.00	\$150.00
Delay Penalty- Right of Way Minn. Rule 7819.1000 subp. 3	\$200/day	\$200/day
In Ditch/Boulevard Excavation Permit per opening	\$200.00	\$200.00
In Pavement Excavation Permit per opening	\$400.00	\$400.00
(includes curb alterations)		
Obstruction permit-Temporary	\$100.00	\$100.00
(includes use of parking lane, signs, sidewalk, driving lane, alley)		
Utility Repair per location Underground Utility	\$250+	\$250+
0-100 Feet	\$1.50/ft	\$1.50/ft
Utility Repair per location Underground Utility	\$400+	\$400+
over 100 Feet	\$1.00/ft	\$1.00/ft

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
10/15/2025	25-538	Lauren Martinson, laurenmartinson21@gmail.com	Wayne Boucher, Mayor	Urgent - Please Demand a Full Review of Proposed Data Center Project	10/14/2025
10/16/2025	25-539	Anna Estep aestep1220@gmail.com	John Mulder City Administrator	Stop the Rezoning for the Hermantown Data Center	10/17/2025
10/20/2025	25-540	John Ramos, contact@duluthmonitor.com	Wayne Boucher, Mayor and all City Admin. Staff	Media Request for Comment - Hermantown Data Center	10/17/2025
10/20/2025	25-541	George Stone, gstone1941lovelml@gmail.com	Eric Johnson, Comm. Dev. Dir.	Vote No on Data Center	10/17/2025
10/20/2025	25-542	Peter Taylor, prtaylor2@gmail.com	Wayne Boucher, Mayor & City Council	No Rezone for Data Center, EIS Needed for Fair Public Participation and Consideration	10/16/2025
10/20/2025	25-543	Lauren Martinson, laurenmartinson21@gmail.com	Eric Johnson, Comm. Dev. Dir.	Please Demand a Full Review of Proposed Data Center Project	10/14/2025
10/20/2025	25-544	Cathy Remington, Resource Renew	John Mulder, City Administrator	2026 Budget Western Lake Superior Sanitary District	10/14/2025
10/21/2025	25-545	Jesse Dunsmoor, kjDunsmoor@gmail.com	Wayne Boucher, Mayor, City Council, Eric Johnson, Comm. Dev. Dir, John Mulder, City Admin, Chad Ronchetti, Econ. Dev. Dir. & Mary Melde, Admin. Asst.	Support of Datacenter	10/20/2025
10/21/2025	25-546	Shelby Suhr, shelby.suhr@gmail.com	Eric Johnson, Comm. Dev. Dir.	Oppose AUAR Data Center	10/20/2025
10/21/2025	25-547	Nick Rhinehart, nirhinehart@gmail.com	Wayne Boucher, Mayor, City Council, and Eric Johnson, Comm. Dev. Dir.	Public Comment on Hermantown Industrial AUAR	9/23/2025
10/21/2025	25-548	Kelsey Mack, mackkelsey5@gmail.com	Wayne Boucher, Mayor	Opposition to Proposed Data Center Development	9/25/2025
10/21/2025	25-549	Anna Estep, 5861 St. Louis River Rd.	Chad Ronchetti, Econ. Dev. Dir.	Hermantown Data Center	9/25/2025
10/21/2025	25-550	Jennie Esler, jesler.je@gmail.com	Wayne Boucher, Mayor	No Data Center	9/25/2025
10/21/2025	25-551	Elizabeth Harri-Dennis, elizabeth.harri@gmail.com	Wayne Boucher, Mayor	Opposition to Data Center	9/25/2025
10/21/2025	25-552	Kyle Caskey, kylejcaskey@gmail.com	Wayne Boucher, Mayor	Opposition to Proposed Data Center Development	9/25/2025
10/21/2025	25-553	Kiera Simmons, Kiera_simmons@yahoo.com	Wayne Boucher, Mayor	Proposed Data Center	9/25/2025

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
10/21/2025	25-554	Anna Estep, 5861 St. Louis River Rd	Chad Ronchetti, Econ. Dev. Dir.	Hermantown Data Center	9/26/2025
10/21/2025	25-555	Linnea Bishop, linnea.lebens@gmail.com	Wayne Boucher, Mayor	Data Center	9/26/2025
10/21/2025	25-556	Emily Rakos, emilyrakos2@gmail.com	Wayne Boucher, Mayor	Oppose Hermantown Data Center	9/26/2025
10/21/2025	25-557	Gretchen Kehoe, ggreenwell8@gmail.com	Wayne Boucher, Mayor	Data Center - Community Member Feedback	9/26/2025
10/21/2025	25-558	Leah Glimsdal, glims008@d.umn.edu	Wayne Boucher, Mayor	Hermantown Data Center	9/26/2025
10/21/2025	25-559	Sarah Winter, longlivewinter@gmail.com	Wayne Boucher, Mayor	No Data Center Please	9/29/2025
10/21/2025	25-560	Michael Geraci, me@mgeraci.com	Wayne Boucher, Mayor	Hermantown Data Center	9/29/2025
10/21/2025	25-561	Don Romano, romanod1405@gmail.com	Wayne Boucher, Mayor	AUAR Data Center Project	9/29/2025
10/21/2025	25-562	Sarah Winter, longlivewinter@gmail.com	John Geissler, Council Member	No Data Center Please	9/29/2025
10/21/2025	25-563	Michael P. Geraci, me@mgeraci.com	John Geissler, Council Member	Hermantown Data Center	9/29/2025
10/21/2025	25-564	Allisun Zagar, mndownfall@gmail.com	John Geissler, Council Member	Important Community Response	9/29/2025
10/21/2025	25-565	Kyle Dalton, kyle.b.dalton@gmail.com	Wayne Boucher, Mayor	Data Centers	9/28/2025
10/21/2025	25-566	Chance, chancef55a1@gmail.com	Wayne Boucher, Mayor	No Data Centers	9/30/2025
10/21/2025	25-567	Jade Aakre, hjaakre@gmail.com	Wayne Boucher, Mayor	Data Center Proposal	9/30/2025
10/21/2025	25-568	Jaz Farkas, jazfarkas@gmail.com	Wayne Boucher, Mayor	Data Centers	9/30/2025
10/21/2025	25-569	Al Panchyshyn, a.panch1017@gmail.com	Wayne Boucher, Mayor	Data Center	9/30/2025
10/21/2025	25-570	Scout Holding Eagle-Bushaw, scout.holding.eagle@gmail.com	Wayne Boucher, Mayor	Opposed to Data Center in Hermantown	9/30/2025
10/21/2025	25-571	Shelley Houston, shelleyincambridge@hotmail.com	Wayne Boucher, Mayor	Proposed Data Center	9/30/2025
10/21/2025	25-572	Katie Taffe, kit10@georgetown.edu	Wayne Boucher, Mayor	Citizen Concern Over Proposed Hermantown Industrial Development	9/30/2025
10/21/2025	25-573	Lydia Liubakka, lydialiubakka@gmail.com	Wayne Boucher, Mayor	Data Center Public Comment	9/30/2025

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
10/21/2025	25-574	Amy Kozak, amykozak14@gmail.com	Wayne Boucher, Mayor	Data Center	9/30/2025
10/21/2025	25-575	Jeff Cook-Lundgren, jjlundgren2@gmail.com	Wayne Boucher, Mayor	Opposition to Hermantown Data Center	9/30/2025
10/21/2025	25-576	Michelle Remer, michelleremer8@gmail.com	Wayne Boucher, Mayor	Public Comment Re: Data Center Proposal	9/30/2025
10/21/2025	25-577	Kelsey Vierow, kvierow@gmail.com	Wayne Boucher, Mayor	Public Comment: Opposition to Proposed Data Center Zoning Change in Hermantown	9/30/2025
10/21/2025	25-578	Ken Fuelling, kfuelli2@gmail.com	Wayne Boucher, Mayor	Urgent Concerns Regarding Proposed Data Center Zoning Change in Hermantown	9/30/2025
10/21/2025	25-579	Steph Vos, steph.r.vos@gmail.com	Wayne Boucher, Mayor	Urgent: Oppose the Proposed Hermantown Data Center - Protect Lake Superior	9/30/2025
10/21/2025	25-580	Z Leno, zleno519@gmail.com	Wayne Boucher, Mayor	Data Center	9/30/2025
10/21/2025	25-581	Jay Ostazeski, jmostazeski@gmail.com	Wayne Boucher, Mayor	No Data Center in Hermantown	9/30/2025
10/21/2025	25-582	Zed Behlen, percentdegrees@gmail.com	Wayne Boucher, Mayor	No Data Center	9/30/2025
10/21//2025	25-583	Rachel Lipson, rrlipson@gmail.com	Wayne Boucher, Mayor	No to Date Center Rezoning	9/30/2025
10/21/2025	25-584	Otto Winings, winings04@gmail.com	Wayne Boucher, Mayor	Data Center	10/3/2025
10/21/2025	25-585	Tami McGregor, solwayclerk@hotmail.com	Wayne Boucher, Mayor & City Council	Correspondence from Scott Welsh, Chairperson, Solway Town Board Re: Data Center	10/15/2025
10/21/2025	25-586	Richard Hilton, richmhilton@gmail.com	Wayne Boucher, Mayor & City Council	Vote No to the Data Center Rezone - Citizens Deserve Transparency	10/15/2025
10/21/2025	25-587	James Dusheck, jd55113@yahoo.com	Wayne Boucher, Mayor	Data Center	10/15/2025
10/21/2025	25-588	Alyssa Burr, acjohn337@gmail.com	Joe Wicklund, Asst. City Admin.	Please Say No to Rezoning	10/16/2025
10/21/2025	25-589	Julie Athman Ernst, jathmanernst@gmail.com	Wayne Boucher, Mayor & City Council	Concerned Hermantown Resident	10/16/2025
10/21/2025	25-590	Meagan Elling, hello@meaganelling.com	Chad Ronchetti, Econ. Dev. Dir.	Water/Sewer Main Upgrade Question	10/16/2025

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
10/21/2025	25-591	Joe Wicklund, Asst. City Admin.	Megan Elling, hello@meaganelling.com	Reply to Email Megan Sent to Eric Johnson Re: Water/Sewer Main Upgrade Questions Dated 10/16/2025	10/17/2025
10/21/2025	25-592	Hermantown Area Chamber of Commerce, kim@hermantownchamber.ccsen d.com	Wayne Boucher, Mayor	Data Center Thoughts, Welcome GPM, Next Week: Job Fair, Taste of Hermantown, Ribbon Cutting @ The Suites, and More	10/16/2025
10/21/2025	25-593	Matt Butorac, mattbutorac@gmail.com	Wayne Boucher, Mayor	Data Center	10/16/2025
10/21/2025	25-594	Mary Butorac, marykbutorac@gmail.com	Wayne Boucher, Mayor	Data Center	10/16/2025
10/21/2025	25-595	Anna Estep, aestep1220@gmail.com	Wayne Boucher, Mayor	Stop the Rezoning for the Hermantown Data Center	10/16/2025
10/22/2025	25-596	Tami McGregor, solwayclerk@hotmail.com	Wayne Boucher, Mayor	Proposed Hermantown Data Center	10/16/2025
10/22/2025	25-597	Johnathan Thornton, jwthomes@gmail.com	Wayne Boucher, Mayor	Vote No on Ordinance 2025-17	10/16/2025
10/22/2025	25-598	Richard Hilton, richmhilton@gmail.com	Wayne Boucher, Mayor & City Council	Vote No to the Data Center Rezone - Citizens Deserve Transparency	10/16/2025
10/22/2025	25-599	Sue Anderson, sue.anderson.m@gmail.com	Wayne Boucher, Mayor & City Council	AI Data Center Project	10/16/2025
10/22/2025	25-600	Randy Overby, roverby01@gmail.com	Wayne Boucher, Mayor & City Council	Rezoning for Data Center	10/16//2025
10/22/2025	25-601	Debra Thorstensen, dthorstensen@msn.com	Wayne Boucher, Mayor & City Council	No to Data Center	10/16/2025
10/22/2025	25-602	Anja Leitz-Najarian, aleitznajarian@gmail.com	Wayne Boucher, Mayor & City Council	No to Data Center	10/16/2025
10/22/2025	25-603	Joe Wicklund, Asst. City Admin.	Anja Leitz-Najarian, aleitznajarian@gmail.com	No to Data Center	10/16/2025
10/22/2025	25-604	Jonathan Thornton, jwthomes@gmail.com	Wayne Boucher Mayor	Correction to Vote No on Ordinance 2025-17	
10/22/2025	25-605	Joe Wicklund, Asst. City Admin.	Tabby Helgeson, tabbyhelgeson@gmail.com	Hermantown Data Center Project	10/17/2025
10/22/2025	25-606	Josh Sandstrom, bluegrassjoshkid@gmail.com	Wayne Boucher, Mayor	Adoph Data Center Concerns	10/18/2025
10/22/2025	25-607	Jessica Johnson, 4833 Morris Thomas Rd.	Wayne Boucher, Mayor	Concern Over Hermantown Data Center Proposal	10/18/2025
10/22/2025	25-608	Lindy Lou, oomgowah_2000@yahoo.com	Wayne Boucher, Mayor	No to Rezone! No to Data Center!	10/18/2025

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
10/22/2025	25-609	Jolene Pinor, jolenepinor@gmail.com	Wayne Boucher, Mayor & City Council Wayne Boucher, John Mulder, City Admin, & Mary Melde, Admin. Asst.	Request to Pause Rezoning and Require a Site-Specific EIS for Hermantown Data Center	10/18/2025
10/22/2025	25-610	Linnea Lebens, linnea.lebens@gmail.com	Wayne Boucher, Mayor	Stop the Data Center	10/18/2025
10/22/2025	25-611	Kaitlin Erpestad, kaitlin.erpestad@gmail.com	Wayne Boucher, Mayor	Concern About Propsed Hermantown Data Center	10/19/2025
10/22/2025	25-612	Mike Ralph, mpralph99@hotmail.com	Wayne Boucher, Mayor	Rezoning and Data Center	10/19/2025
10/22/2025	25-613	John Swanstrom, mortsnaaws@gmail.com	Wayne Boucher, Mayor	Concern Over Hermantown Data Center Proposal	10/19/2025
10/22/2025	25-614	Stacy Ringwelski, sringwelski@gmail.com	Wayne Boucher, Mayor	Concern Over Hermantown Data Center Proposal	10/19/2025
10/22/2025	25-615	Na An, ruggedshinypenny@gmail.com	Wayne Boucher, Mayor	Data Center	10/19/2025
10/22/2025	25-616	Joeleen Torvick Hacker, joeleen.marie@gmail.com	Wayne Boucher, Mayor	Re-zoning Concerns, Listen to the People	10/19/2025
10/22/2025	25-617	Mike Ralph	Wayne Boucher, Mayor	Rezoning and Data Center	10/19/2025
10/22/2025	25-618	Jenna Warmuth, jennawarmuth@gmail.com	Wayne Boucher, Mayor, City Council, Eric Johnson, Comm. Dev. Dir., Joe Wicklund, Asst. City Admin., Chad Ronchetti, Econ. Dev. Dir. & John Mulder, City Administrator	Southwest Hermantown Data Center	10/19/2025
10/22/2025	25-619	Saddie Serier, saddieserier@gmail.com	Wayne Boucher, Mayor	Petition to Hold Off on the Rezoning	10/20/2025
10/22/2025	25-620	Sherry Hildebrand, shildebrand01@yahoo.com	Wayne Boucher, Mayor	Please Say No!	10/20/2025
10/22/2025	25-621	Lynn Anderson, lynna95@att.net	Wayne Boucher, Mayor	Opposed to Hermantown Data Center	10/20/2025
10/22/2025	25-622	Devin Edge, Devin.edge@gmail.com	Wayne Boucer, Mayor	No Rezoning Tonight	10/20/2025
10/22/2025	25-623	Stacy Ringwelski, sringwelski@gmail.com	Wayne Boucher, Mayor	No Rezoning	10/20/2025
10/22/2025	25-624	Amy Winkelman, amyupnorth22@yahoo.com	Wayn Boucher, Mayor, City Council, and John Mulder, City Administrator	Vote No at Meeting Tonight	10/20/2025

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
10/22/2025	25-625	Lisa Marlow, lisarmarlow@yahoo.com	Wayne Boucer, Mayor, City Council & John Mulder, City Administrator, and Mary Melde, Admin. Asst.	Stop the Zone Change and Rescind the Adoption of the AUAR for Data Center	10/20/2025
10/22/2025	25-626	Joeleen Torvick Hacker, joeleen.marie@gmail.com	Wayne Boucher, Mayor & City Council	No Rezone - PFAS (forever chemicals) - People Over Profit	10/20/2025
10/22/2025	25-627	Rachelle Johnson, bajraf71@gmail.com	Wayne Boucher, Mayor & City Council	Hermantown Rezoning for Data Center	10/20/2025
10/22/2025	25-628	Richard Hilton, richhilton@gmail.com	Wayne Boucher, Mayor & City Council	Vote No to the Data Center Rezone - Citizens Deserve Transparency	10/20/2025
10/22/2025	25-629	Jesse & Kely Dunsmoor, kjdunsmoor@gmail.com	Wayne Boucher, Mayor, City Council, Mary Melde, Admin. Asst., Eric Johnson, Comm. Dev. Dir., John Mulder, City Administrator, & Chad Ronchetti, Econ. Dev. Dir.	Support for Datacenter	10/20/2025
10/22/2025	25-630	Becky Oikari, 2902 Midway Rd.	Wayne Boucher, Mayor	Concern Over Hermantown Data Center Proposal	10/15/2025
10/22/2025	25-631	Sarah Lofald, 5502 Hermantown Rd.	Wayne Boucher & City Council	A Concerned Citizen Request to Delay the Vote on 2025-17 Zoning Ordinance	10/14/2025
10/22/2025	25-632	Alethea Montgomery, 5713 St. Louis River Rd.	Wayne Boucher, Mayor	Hermantown Rezoning	10/15/2025
10/22/2025	25-633	Kiera Simmons, ksimmo95@wgu.edu	Wayne Boucher, Mayor & City Council	Oppose Rezoning for Proposed Data Center in Hermantown	10/15/2025
10/22/2025	25-634	Gail Otteson, gailotteson@gmail.com	Eric Johnson, Comm. Dev. Dir.	No Data Center!	10/21/2025
10/22/2025	25-635	Lee Lockwood, mnlockwoods@msn.com	Eric Johnson, Comm. Dev. Dir.	Data Center	10/21/2025
10/22/2025	25-636	Audra Flanagan, audrahannah@gmail.com	Wayne Boucher, Mayor, City Council, Eric Johnson, Comm. Dev. Dir. & John Mulder, City Administrator	Planning & Zoning Committee - Please Say No to Harmony Group Permit Requests	10/21/2025
10/23/2025	25-637	Allison Hafften, allison.adam14@gmail.com	Wayne Boucher, Mayor, City Council & Eric Johnson, Comm. Dev. Dir.	October 20, 2025 City Council Meeting	10/21/2025
10/23/2025	25-638	Na An, ruggedshinypenny@gmail.com	Eric Johnson, Comm. Dev. Dir.	No to Special Use Permits	10/21/2025
10/23/2025	25-639	Karen Pionk, kspionk@gmail.com	Eric Johnson, Comm. Dev. Dir.	Support to Continued progress on Data Center Development	10/21/2025

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
10/23/2025	25-640	Brian Johnson	Wayne Boucher, Mayor & City Council	Hermantown Rezoning for Data Center - Resident Statement	10/20/2025
10/23/2025	25-641	Eric Johnson, Comm. Dev. Dir.	Planning & Zoning Commission	Alexandra & Seth Betts, SUP 5053 Morris Thomas Rd.	10/21/2025
10/23/2025	25-642	Eric Johnson, Comm. Dev. Dir.	Planning & Zoning Commission	Jordan Urshan, SUP, 557x Hermantown Rd.	10/21/2025
10/23/2025	25-643	Sara Lerohl, MN Environmental Quality Board	Eric Johnson, Comm. Dev. Dir.	MN Environmental Quality Board - Petition for an Environmental Assessment Worksheet for the Hermantown Data Center Project, and all files contained in Comm. Dev. EAW Petition File, # 25-012	10/20/2025
10/23/2025	25-644	Johnathan Thornton, jwthomes@gmail.com	John Mulder, City Administrator	In Regards to Case # 2025-56-CIDP	10/21/2025
10/23/2025	25-645	Jeanne Warttman, warttmanjeanne@gmail.com	John Mulder, City Administrator	In Regards to Case # 2025-56-CIDP	10/21/2025
10/23/2025	25-646	Audra Flanagan, audrahannah@gmail.com	Wayne Boucher, Mayor, City Council, John Mulder, City Administrator & Eric Johnson, Comm. Dev. Dir.	Planning & Zoning Committee - Please Say No to Harmony Group Permit Requests	10/21/2025
10/23/2025	25-647	Catherine Kohlmeier, coconutjoy@gmail.com	John Mulder, City Administrator	Case #2025-56 CIDP	10/21/2025
10/23/2025	25-648	Andrea Dingmann, sandrea.waldillig@gmail.com	John Mulder, City Administrator	In Regards to Case #2025-56 CIDP	10/21/2025
10/23/2025	25-649	Andy Pelland, andy.pelland@gmail.com	John Mulder, City Administrator, Joe Wicklund, Asst. City Admin., Chad Ronchetti, Econ. Dev. Dir. & Chad Ronchetti, Econ. Dev. Dir.	Case #2025-56-CIDP	10/21/2025
10/23/2025	25-650	Frankie Felegy, frankiefelegy@Qproton.me	Chad Ronchetti, Econ. Dev. Dir., Eric Johnson, Comm. Dev. Dir., Joe Wicklund, Asst. City Admin., & John Mulder, City Administrator	Do Not Pass Resolution In Regards to Case #2025-56-CIDP	10/21/2025
10/24/2025	25-651	Josh Skelton, Allete	Wayne Boucher, Mayor, City Council & Planning & Zoning Commission	Proposed Data Center	10/21/2025
10/24/2025	25-652	George Couture, 4911 Greystone St.	Eric Johnson, Comm. Dev. Dir.	Data Center	10/23/2025

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
10/24/2025	25-653	Brian & Sheri Bergeron, 5164 Country Ln.	Wayne Boucher, Mayor, City Council, John Mulder, City Administrator, Chad Ronchetti, Econ. Dev. Dir., Joe Wicklund, Asst. City Admin., & Eric Johnson, Comm. Dev. Dir.	Hermantown Data Center	10/24/2025
10/27/2025	25-654	Kelsey Mack, 3608 Midway Rd.	Eric Johnson, Comm. Dev. Dir.	Appeal Form (Data Center)	10/24/2025
10/27/2025	25-655	Austin Fitzgerald, austinfitzgerald5465@gmail.com	Eric Johnson, Comm. Dev. Dir.	Please Explain (Data Center)	10/25/2025
10/28/2025	25-656	Gail Johnejack, 5195 Lavaque Junction Rd.	City Council	Data Center	10/20/2025
10/28/2025	25-657	Frankie Felegy, frankiefelegy@proton.me	Chad Ronchetti, Econ. Dev. Dir., Eric Johnson, Comm. Dev. Dir., Joe Wicklund, Asst. City Admin., & John Mulder, City Administrator	Do Not Pass Resolution in Regards to Case #2025-56-CIDP	10/22/2025
10/28/2025	25-658	Joe Wicklund, Asst. City Admin.	Bob Kohlmeier, mkkohlmeier@yahoo.com	In Regards to Case #2025-56-CIDP	10/22/2025
10/28/2025	25-659	Joe Wicklund, Asst. City Admin.	Cathy Kohlmeier, 5757 St. Louis River Rd.	Case #2025-56-CIDP	10/22/2025
10/28/2025	25-660	Joe Wicklund, Asst. City Admin.	Caitlin Larson, caitlinclarson@gmail.com	City Council Meeting	10/22/2025
10/28/2025	25-661	Joe Wicklund, Asst. City Admin.	Lynn Anderson, lynna95@att.net	Opposed to Hermantown Data Center	10/22/2025
10/28/2025	25-662	Joe Wicklund, Asst. City Admin.	Jeanne Warttman, warttmanjeanne@gmail.com	In Regards to Case #2025-56-CIDP	10/22/2025
10/28/2025	25-663	Cameron Shepherd, camsshepherd@gmail.com	Wayne Boucher, Mayor & City Council	Urgent Request for Prudence by an AI Developer	10/26/2025
10/28/2025	25-664	Anja Leitz-Najarian, aleitznajarian@gmail.com	Wayne Boucher, Mayor, City Council & Joe Wicklund, Asst. City Admin.	No Data Center	10/26/2025
10/28/2025	25-665	Anja Leitz-Najarian, aleitznajarian@gmail.com	Wayne Boucher, Mayor, City Council & Joe Wicklund, Asst. City Admin.	Data Center Permit Violation of Municipal Code	10/26/2025
10/28/2025	25-666	Alyssa Burr, acburr119@gmail.com	Wayne Boucher, Mayor	No Data Center	10/26/2025
10/28/2025	25-667	Emily Fox, efox@wilsonturnerkosmo.com	Wayne Boucher, Mayor & City Council	Concerns (Data Center)	10/26/2025

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
10/28/2025	25-668	Brian Bergeron, bergeronbk@gmail.com	Wayne Boucher, Mayor, City Council, Chad Ronchetti, Econ. Dev. Dir., Eric Johnson, Comm. Dev. Dir., John Mulder, City Administrator & Joe Wicklund, Asst. City Admin.	Hermantown Data Center	10/26/2025
10/28/2025	25-669	James Bushey, jrbushey1234@gmail.com	Wayne Boucher, Mayor & City Council	Data Center Vote	10/27/2025
10/28/2025	25-670	Ryan Johnson, johnson,ryan.michael@gmail.com	Wayne Boucher, Mayor	Data Center	10/27/2025
10/28/2025	25-671	Lisa Marlow, lisamarlow@yahoo.com	Wayne Boucher, Mayor, City Council, John Mulder, City Administrator, & Mary Melde, Admin. Asst.	Stop the Zone Change and Rescind the Adoption of the AUAR for Data Center	10/27/2025
10/28/2025	25-672	Betty Ross, apathtoyou@gmail.com	Wayne Boucher, Mayor	Request for No Rezone	10/27/2025
10/28/2025	25-673	Gail Johnjack, 5195 Lavaque Jct. Rd.	City Council	Data Center Letter to Council	10/27/2025
10/28/2025	25-674	Jaydan Mueller, jaydanmueller@gmail.com	Wayne Boucher, Mayor & City Council	10272025	10/27/2025
10/28/2025	25-675	Kayden Littleone@kayden319325@gmail.com	Wayne Boucher, Mayor	Corruption	10/27/2025
10/28/2025	25-676	Allison Hafften, allison.adam14@gmail.com	Wayne Boucher, Mayor, City Council & Eric Johnson, Comm. Dev. Dir.	10272025	10/27/2025
10/28/2025	25-677	Joe Wicklund, Asst. City Admin.	Monica Brockway, monical37@msn.com	Data Centers	10/27/2025
10/28/2025	25-678	Joe Wicklund, Asst. City Admin.	Becky & Andy Gamache, beckysheda@hotmail.com	Data Center Questions	10/27/2025
10/28/2025	25-679	Joe Wicklund, Asst. City Admin.	Tabitha Anderson, andersont@me.cm	Hermantown Data Center; 10/20 City Council Meeting	10/27/2025
10/28/2025	25-680	Mickenzie Pfankuch, kenziepancake@icloud.com	Wayne Boucher, Mayor	No Data Center	10/28/2025
10/28/2025	25-681	Faith Lushine, lushi012@umn.edu	Wayne Boucher, Mayor	Thank You From a UMD Student	10/28/2025
10/28/2025	25-682	Gail Otteson	City Council	Data Center	10/28/2025
10/28/2025	25-683	Bernadine Joselyn	City Council	Data Center	10/20/2025

City of Hermantown

As of 09/30/2025

Cash/Investments per Fund

City Sales Tax Fund	12,215,785
Water Fund	6,577,506
Sewer Fund	8,406,733
General Fund	7,298,873
Other Funds	19,949,553
Total	54,448,450

Who holds our money

4M	14,599,289
RBC	18,567,638
NBC	11,222,494
Pershing/Ehler's	957,003
Moreton/U.S. Bank	9,102,025
Total	54,448,450

How our money is invested

	<u>9/30/2025</u>
Cash	6,846,081
Short Term Inv (Money Market)	14,745,853
Short Term Inv (CD)	4,376,413
Inv - Bonds CRI and Htown Rd Projs	957,003
Long Term Investment	27,523,099
Total	54,448,450

Year(s) our Investments mature

2025	1,731,815
2026	8,966,379
2027	5,172,871
2028	4,232,765
2029	5,915,813
2030 & Later	5,879,869
Total	31,899,512

City of Hermantown

Select Departmental and Funds Expenditure Actual to Budget Report

		TARGET (Q3 2025)	ACTUAL (Q3 2025)	PERCENT UNDER (OVER)
Administration & Finance		615,086	528,219	14%
Community Development		341,800	310,789	9%
Police Administration		2,852,094	2,882,135	(1%)
Fire Administration		565,892	588,376	(4%)
Street Dept. (Incl. Gen Eng)		773,617	609,442	21%
Parks		121,307	159,428	(31%)
Capital Equipment Transfer		476,250	476,250	0%
Facilities *		329,253	518,556	(57%)
Other *		592,965	1,008,555	(70%)
General Fund Expenditure Total		6,668,263	7,081,749	(6%)
Water		1,842,587	1,382,951	25%
Sewer		1,611,883	872,326	46%
Stormwater		303,194	228,105	25%
City Sales Tax Revenue *		1,925,000	2,345,266	22%
Community Recreation Initiative				
Sales Tax Revenue *		962,500	1,172,633	22%

* Sales tax revenue - Tax revenues earned in month 1 are remitted to the State in month 2.

In Month 3 the State disburses to Municipalities. Due to this lag, only seven months of 2025 has been received as of 10/14/2025

*Fire- Insurance deductibles for repairs of vehicles

*Other- Purchase of 3719 and 3715 Johnson Rd homes, City Engineer

*Facilities - over in multiple areas, Plus Public Works roof

*Parks- Over in multiples areas due to unexpected maintenance projects

City of Hermantown Special Revenue Budgets

Presented: **Nov 3, 2025**

Contents include:

- Informational page from Budget booklet (draft form)
- Revenue Sheet
- Expenditure Sheet

Enterprise Funds

1.	Fund 230 HEDA
2.	Fund 232 Housing Trust
3.	Fund 235 Park Dedication
4.	Fund 236 Wetlands
5.	Fund 251 Police Program
6.	Fund 260 Cable TV
7.	Fund 275 EWC - Lease
8.	Fund 601 Water Fund
9.	Fund 602 Sewer Fund
10.	Fund 603 Stormwater
11.	Fund 605 Street Lighting

Special Revenue Funds

Fund 230 – Hermantown Economic Development Authority

HEDA’s mission is to intentionally lead economic growth, creating a vibrant and prosperous community.

The Hermantown Economic Development Authority (HEDA) was established on April 6, 1992 by Resolution 92-29. HEDA is governed by a board of commissioners with seven members. All of the members of the City Council are board members and two public members. The City is financially accountable for HEDA because the City Council approves the budget for HEDA, levies taxes (if necessary), and must approve any debt issuances. HEDA sponsors projects involving tax exempt financing (“conduit financing”) for the benefit of outside entities. For this reason, HEDA is reported as a discretely presented component unit. HEDA has no employees but funds a portion of the City Administrator’s time. Board members receive pay for each meeting they attend.

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230 Hermantown Economic Development Fund

Account	Actuals				Current	%	Prelim.	Budget	Final	%
	2022	2023	2024	2025	Budget 2025	Rec. 2025	Budget 26	Change 26	Budget 26	Old Budget 26
310100 Current Year Taxes										
310100 Current Year Taxes	149,256	149,303	156,837	91,530	157,106	58%	164,961		164,961	105%
Group:	149,256	149,303	156,837	91,530	157,106	58%	164,961	0	164,961	105%
310200 Delinquent Taxes										
310200 Delinquent Taxes	20	-76	460	386	0	***%			0	0%
Group:	20	-76	460	386	0	***%	0	0	0	0%
334900										
334999 Other State Grants & Aids	31,787	71,121			0	0%			0	0%
Group:	31,787	71,121			0	0%	0	0	0	0%
362100 Investment Interest										
362100 Investment Interest	7,441	19,113	23,582	-1,581	9,500	-17%	10,000		10,000	105%
362160 Gain (Loss) on Sale of	-23,541	11,009	7,984		0	0%			0	0%
Group:	-16,100	30,122	31,566	-1,581	9,500	-17%	10,000	0	10,000	105%
362400 911 Signs										
362415 Other Insurance	3				0	0%			0	0%
362440 Conduit Financing Fees	2,770	2,770	2,770	2,770	2,770	100%	2,770		2,770	100%
Group:	2,773	2,770	2,770	2,770	2,770	100%	2,770	0	2,770	100%
Fund:	167,736	253,240	191,633	93,105	169,376	55%	177,731	0	177,731	105%

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230 Hermantown Economic Development Fund

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
		2022	2023	2024	2025	Budget 2025	Exp. 2025	Budget 26	Changes 26	Budget 26	Budget 26
465100	HEDA										
101	Full-Time Employees - Reg	20,912	21,605	34,665	46,572	64,356	72%	68,005		68,005	106%
103	Part-Time Employees - Reg	2,100	2,600	1,550	1,900	4,200	45%	4,200		4,200	100%
121	PERA Contributions - Coord	1,644	1,679	2,718	3,657	4,827	76%	5,100		5,100	106%
123	PERA Contributions - DCP	52	88	59	48	210	23%	211		211	100%
128	Social Security	1,370	1,400	2,194	2,969	4,064	73%	4,291		4,291	106%
129	Medicare	336	356	533	715	994	72%	1,047		1,047	105%
131	Health Insurance	5,084	4,718	8,486	11,877	14,297	83%	15,506		15,506	108%
132	Health Care Savings Plan/	441	455	547		0	0%			0	0%
133	Life Insurance	51	51	59	47	134	35%	145		145	108%
134	Disability Insurance	72	70	79	64	207	31%	224		224	108%
136	MSRS	251	236	293	227	1,092	21%	874		874	80%
137	PFML					0	0%	614		614	****%
151	Workers Compensation	33	36	49	85	95	89%	120		120	126%
201	Office Supplies				47	125	38%	100		100	80%
202	Printing Supplies	112	378	229		200	0%	200		200	100%
305	Engineer Fees	1,760	4,500	6,300	23,480	3,000	783%	3,000		3,000	100%
308	Legal Fees	24,575	38,026	27,184	12,414	16,500	75%	24,000		24,000	145%
315	School & Conference	567	295		2,079	1,600	130%	1,600		1,600	100%
319	Contracted Services	178,451	158,976	45,164	176,023	49,471	356%	43,600		43,600	88%
321	Telephone				329	0	***%			0	0%
325	Postage		1		4	0	***%			0	0%
331	Travel Expense	2,769	2,033	1,779	3,561	3,000	119%	3,000		3,000	100%
343	Community Relations	512	1,500	605	1,469	2,100	70%	2,000		2,000	95%
351	Legal Notices Publishing	223	132	99	198	450	44%	400		400	89%
381	Electricity				13	0	***%			0	0%
405	Computer Maintenance			783	288	0	***%			0	0%
451	Dues & Subscriptions	3,840	3,045	3,045	3,565	4,500	79%	3,200		3,200	71%
460	Permits & Licenses					200	0%			0	0%
499	Miscellaneous					200	0%	200		200	100%
Account:		245,155	242,180	136,420	291,631	175,822	166%	181,637	0	181,637	103%
495000	Transfer Out										
720	Transfer Out			55,399		0	0%			0	0%
Account:				55,399		0	***%	0	0	0	0%
Fund:		245,155	242,180	191,819	291,631	175,822	166%	181,637	0	181,637	103%
											%

Fund 232 – Housing Trust Fund

The Housing Trust Fund was established to support the development, rehabilitation, or financing of housing, support housing projects, to provide down payment assistance and home buyer counseling services. The fund is guided by the following adopted principals:

- a. First Priority: Preservation and rehabilitation of existing workforce rental housing with repairs focused on life-safety improvements and other efforts that sustain long-term occupancy for current residents.
- b. Second Priority: Construction financing that supports local entrepreneurial developers in the creation of new housing units.
- c. Third Priority: Land acquisition by HEDA for the purpose of creating workforce housing.
- d. Targeted Income Levels: Funding is limited to projects achieving rents or sale prices for households at or below 115% of the Area Median Income (AMI).

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232 Housing Trust Fund

Account	2022	2023	Actuals 2024	2025	Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
310100 Current Year Taxes										
310100 Current Year Taxes					0	0%	25,000		25,000	*****%
Group:					0	0%	25,000	0	25,000	*****%
334900										
334999 Other State Grants & Aids			55,399	10,766	0	***%	21,532		21,532	*****%
392010 Transfers In			55,399	100,000	0	***%			0	0%
Group:			110,798	110,766	0	***%	21,532	0	21,532	*****%
Fund:			110,798	110,766	0	***%	46,532	0	46,532	*****%

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232 Housing Trust Fund		Actuals				Current	%	Prelim.	Budget	Final	% Old
Account	Object	2022	2023	2024	2025	Budget	Exp.	Budget	Changes	Budget	Budget
						2025	2025	26	26	26	26
465100	HEDA										
305	Engineer Fees				50,807	0	***%			0	0%
319	Contracted Services				41,090	0	***%			0	0%
380	Property Taxes				2,440	0	***%			0	0%
499	Miscellaneous				59	0	***%			0	0%
	Account:				94,396	0	***%	0	0	0	0%
	Fund:				94,396	0	***%	0	0	0	0%

Fund 235 - Park Dedication Fund

Accounts for the collection of revenues dedicated to the acquisition and capital improvement of City parks. Revenue is collected by charging a park dedication fee on new buildings and developments.

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235 Park Dedication Fund

Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	2022	2023	2024	2025	Budget 2025	Rec. 2025	Budget 26	Change 26	Budget 26	Budget 26
322400 Licenses & Fees										
322460 Park Dedication Fee	71,550	16,800	13,050	28,750	26,000	111%	26,000		26,000	100%
322470 Park Dedication Fee in	51,700	20,900	27,500	14,300	25,000	57%	22,000		22,000	88%
Group:	123,250	37,700	40,550	43,050	51,000	84%	48,000	0	48,000	94%
362400 911 Signs										
362430 Refund & Reimbursement				900		0 ***%			0	0%
Group:				900		0 ***%	0	0	0	0%
392000										
392010 Transfers In		25,000	30,000		50,000	0%	50,000		50,000	100%
Group:		25,000	30,000		50,000	0%	50,000	0	50,000	100%
Fund:	123,250	62,700	70,550	43,950	101,000	44%	98,000	0	98,000	97%

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235 Park Dedication Fund

Account	Object	2022	2023	Actuals 2024	2025	Current Budget 2025	% Exp. 2025	Prelim. Budget 26	Budget Changes 26	Final Budget 26	% Old Budget 26
452100	Parks										
	224 Land Maintenance & Repair	30,950	3,375	8,645		10,000	0%	15,000		15,000	150%
	308 Legal Fees		60			250	0%			0	0%
	720 Transfer Out	92,300	21,506			0	0%			0	0%
	Account:	123,250	24,941	8,645		10,250	0%	15,000	0	15,000	146%
	Fund:	123,250	24,941	8,645		10,250	0%	15,000	0	15,000	146%

Fund 236 - Wetland Mitigation Fund

The Wetland Mitigation Fund accounts for the collection of revenues from landowners who disturb wetlands in connection with the development of a parcel of land to utilize for the acquisition, enhancement, restoration, or creation of Wetlands within the City.

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236 Wetland Mitigation Fund										
Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	2022	2023	2024	2025	Budget 2025	Rec. 2025	Budget 26	Change 26	Budget 26	Budget 26
322100 Building Permits										
322125 Wetland Impact Fee					100	0%	100		100	100%
Group:					100	0%	100	0	100	100%
Fund:					100	0%	100	0	100	100%

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236 Wetland Mitigation Fund

Account	Object	2022	2023	Actuals 2024	2025	Current Budget 2025	% Exp. 2025	Prelim. Budget 26	Budget Changes 26	Final Budget 26	% Old Budget 26
465300	Hermantown Wetland										
319	Contracted Services	23,466	5,034			7,500	0%	10,000		10,000	133%
	Account:	23,466	5,034			7,500	0%	10,000	0	10,000	133%
	Fund:	23,466	5,034			7,500	0%	10,000	0	10,000	133%

Fund 251 - Police Program Fund

Police Program Fund accounts for revenue and expenditures for special police programs such as alcohol/drug forfeitures, and the police K9 program.

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251 Police/Fire Program Fund

Account	2022	2023	Actuals 2024	2025	Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
336300 Other Grants & Aids										
336300 Other Grants & Aids				20,000	0	***%			0	0%
Group:				20,000	0	***%	0	0	0	0%
351000 Impound & Towing Charges										
351010 Court Fines	4,335	3,670	1,175	200	2,000	10%	900		900	45%
Group:	4,335	3,670	1,175	200	2,000	10%	900	0	900	45%
352000										
352010 Unclaimed Property	2,896	344	1,097	452	0	***%			0	0%
352020 Forfeitures (Veh/Etc)	5,492		5,984		500	0%			0	0%
Group:	8,388	344	7,081	452	500	90%	0	0	0	0%
362300 Donations										
362300 Donations	5,079	2,890	2,736	600	2,500	24%	1,000		1,000	40%
Group:	5,079	2,890	2,736	600	2,500	24%	1,000	0	1,000	40%
362400 911 Signs										
362420 Fire Dept Reimbursement			498,936		0	0%			0	0%
Group:			498,936		0	0%	0	0	0	0%
Fund:	17,802	6,904	509,928	21,252	5,000	425%	1,900	0	1,900	38%

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251 Police/Fire Program Fund

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
		2022	2023	2024	2025	Budget 2025	Exp. 2025	Budget 26	Changes 26	Budget 26	Budget 26
421100	Police Administration										
221	General Supplies		86				0 0%				0 0%
240	Gun Supplies/Ammo/Tasers				3,530		0 ***%				0 0%
343	Community Relations	753		1,860			0 0%				0 0%
490	K-9 Expenses	16,912	270		32,751		0 ***%				0 0%
499	Miscellaneous	1,580					0 0%				0 0%
580	Other Equipment	2,195					0 0%				0 0%
	Account:	21,440	356	1,860	36,281		0 ***%	0	0		0 0%
421500	Drug/Alcohol Fund										
308	Legal Fees	1,914					0 0%				0 0%
580	Other Equipment	10,230					0 0%				0 0%
	Account:	12,144					0 ***%	0	0		0 0%
421801	DARE & Police Liaison Fund										
343	Community Relations	2,045	1,790	1,783	1,653		0 ***%				0 0%
	Account:	2,045	1,790	1,783	1,653		0 ***%	0	0		0 0%
	Fund:	35,629	2,146	3,643	37,934		0 ***%	0	0		0 0% %

Fund 260 - Cable Television Fund

Accounts for the revenues and expenditures associated with administering a franchise agreement with Mediacom to provide cable television to Hermantown residents. The current franchise fee charge is 5% of a resident's Mediacom cable television bill.

Budget Commentary:

Administration staff salary and benefits plus salary for an intern are allocated to the Cable Fund.

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260 Cable TV Fund

Account	2022	2023	Actuals 2024	2025	Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
318100 Franchise Fees										
318100 Franchise Fees	41,882	34,037	30,345	13,097	41,000	32%	30,000		30,000	73%
Group:	41,882	34,037	30,345	13,097	41,000	32%	30,000	0	30,000	73%
362100 Investment Interest										
362100 Investment Interest	3,107	11,085	13,997	-935	250	***%			0	0%
362120 Interest - Interfund	2,000	2,000			0	0%			0	0%
362160 Gain (Loss) on Sale of	-9,696	6,269	4,724		0	0%			0	0%
Group:	-4,589	19,354	18,721	-935	250	***%	0	0	0	0%
362400 911 Signs										
362415 Other Insurance	1				0	0%			0	0%
Group:	1				0	0%	0	0	0	0%
Fund:	37,294	53,391	49,066	12,162	41,250	29%	30,000	0	30,000	73%

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260 Cable TV Fund

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	%
		2022	2023	2024	2025	Budget 2025	Exp. 2025	Budget 26	Changes 26	Budget 26	Old Budget 26
456101	Cable										
101	Full-Time Employees - Reg	4,113	4,241	4,764	4,128	5,684	73%	5,875		5,875	103%
103	Part-Time Employees - Reg	6,050	6,600	6,600	4,400	6,815	65%	5,693		5,693	84%
121	PERA Contributions - Coord	325	334	371	324	426	76%	441		441	104%
128	Social Security	634	677	707	533	775	69%	717		717	93%
129	Medicare	148	159	166	125	181	69%	168		168	93%
131	Health Insurance	896	904	1,025	855	1,022	84%	1,108		1,108	108%
132	Health Care Savings Plan/	94	98	117		0	0%			0	0%
133	Life Insurance	8	8	9	7	10	70%	10		10	100%
134	Disability Insurance	14	14	14	11	15	73%	16		16	107%
136	MSRS	45	47	63	49	78	63%	62		62	79%
137	PFML					0	0%	102		102	*****
151	Workers Compensation	12	13	11	15	19	79%	18		18	95%
209	Computer Equipment			27,619	4,169	0	***			0	0%
308	Legal Fees		1,417	338	704	500	141%	500		500	100%
319	Contracted Services	37,790		5,200		2,000	0%	2,500		2,500	125%
322	Internet				2,270	0	***			0	0%
331	Travel Expense	217	217	209	169	0	***			0	0%
361	General Liability Insuran	26				0	0%			0	0%
404	Equipment Maintenance			123	2,726	12,000	23%	9,000		9,000	75%
451	Dues & Subscriptions				80	0	***			0	0%
	Account:	50,372	14,729	47,336	20,565	29,525	70%	26,210	0	26,210	89%
	Fund:	50,372	14,729	47,336	20,565	29,525	70%	26,210	0	26,210	89%

Fund 275 – EWC Lease

Accounts for the revenues and expenditures associated with the Essentia lease and building costs at the Essentia Wellness Center.

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275 Essentia Wellness Center

Account	2022	2023	Actuals 2024	2025	Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
341000 Other Income										
341000 Other Income	117,435	145,955	149,288	54,865	0	***%			0	0%
341015 Community Building	224,567	229,652	249,220	156,318	234,514	67%	239,487		239,487	102%
Group:	342,002	375,607	398,508	211,183	234,514	90%	239,487	0	239,487	102%
362100 Investment Interest										
362100 Investment Interest	53,213	46,998			0	0%			0	0%
Group:	53,213	46,998			0	0%	0	0	0	0%
362900 Flex Plan Revenue Over/Short										
362999 Naming Rights Income	100,000	100,000	100,000		100,000	0%	100,000		100,000	100%
Group:	100,000	100,000	100,000		100,000	0%	100,000	0	100,000	100%
Fund:	495,215	522,605	498,508	211,183	334,514	63%	339,487	0	339,487	101%

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275 Essentia Wellness Center

Account	Object	2022	2023	2024	2025	Current Budget 2025	% Exp. 2025	Prelim. Budget 26	Budget Changes 26	Final Budget 26	% Old Budget 26
452200	Community Building										
308	Legal Fees	817				1,000	0%	1,000		1,000	100%
319	Contracted Services	8,641	600	600	600	1,000	60%	1,000		1,000	100%
321	Telephone	7,637	8,282	9,077	6,291	5,300	119%	5,300		5,300	100%
322	Internet	12,551	11,649	13,219	9,216	6,000	154%	6,000		6,000	100%
361	General Liability Insuran	22,698	26,782	32,409	33,953	33,953	100%	33,953		33,953	100%
381	Electricity	148,581	153,093	149,890	127,599	89,127	143%	94,100		94,100	106%
382	Water Purchases	15,731	18,758	20,774	14,076	18,000	78%	18,000		18,000	100%
383	Heating Gas	95,849	80,517	55,841	48,003	64,134	75%	64,134		64,134	100%
385	Sewer Charges	16,357	19,186	20,727	13,366	16,000	84%	16,000		16,000	100%
405	Computer Maintenance	10,800				0	0%			0	0%
460	Permits & Licenses	220	220	220	340	0	***%			0	0%
	Account:	339,882	319,087	302,757	253,444	234,514	108%	239,487	0	239,487	102%
490000	Miscellaneous Functions										
219	Other Operating Equipment			15,867	7,844	0	***%			0	0%
	Account:			15,867	7,844	0	***%	0	0	0	0%
	Fund:	339,882	319,087	318,624	261,288	234,514	111%	239,487	0	239,487	102%
											%

Enterprise Funds

Fund 601 - Water Enterprise Fund

This fund accounts for the activity of providing water services to the public. The Hermantown Utility Department is responsible for the distribution of treated water. The City purchases all drinkable water from the City of Duluth. In 2018, the City switched to a Tier System for billing water rates, broken down by Residential, Multi-Family, Commercial and Irrigation.

Utility Commission/Water Department Objectives

- To consider and make recommendations to the City Council with respect to improvements to be constructed and financed pursuant to Chapter 429 of the Minnesota Statutes.
- To administer the public utilities provided by the City of Hermantown
- To perform such other functions as made by resolution of the City Council delegated to it.
- Provide an adequate supply of water. Current city water storage includes a 150,000 gallon elevated storage tank at Ugstad Road/Arrowhead Road and a 600,000 gallon elevated storage tank at Ugstad Road/Hwy 53. These two tanks have sufficient capacity to provide for two days of average daily demand if the city should lose its water supply.
- The city's current water system also includes 64.647 miles of water mains and 543 hydrants for fire control.
- The Public Works Director is responsible for leading the maintenance of city water mains.

The City's water system includes: One 150,000 Gallon Water Tower, One 600,000 Gallon Water Tower, and a Booster Pumping Station

Age of System	62 Years
Total Miles of Water Main Added From 1960 to 1990	46 Miles
Total Miles Added From 1990 to 2001	6.5 Miles
Total Miles Added From 2001 to 2003	1.68 Miles
Total Miles Added From 2003 to 2011	8.547 Miles
Total Miles Added From 2012 to 2015	.92 Miles
Total Miles Added From 2016 to 2025	.7 Miles
Total Miles of Water Main	64.647 Miles

Total Number of Fire Hydrants Added 1960 to 1990	351
Total Number of New Fire Hydrants 1990 to 2001	55
Total Number of New Fire Hydrants 2001 to 2003	19
Total Number of New Fire Hydrants 2003 to 2012	102
Total Number of New Fire Hydrants 2013 to 2015	8
Total Number of New Fire Hydrants 2016 to 2025	9
Total Fire Hydrants	543

Authorized Personnel

The Water Enterprise, Sewer Enterprise, and Storm Water funds includes authorized personnel as follows; Utility Clerk, Utility and Infrastructure Director, and Utility Workers.

The wages for these employees are split between the Water, Sewer, and Storm Water Funds.

Budget Commentary

In the 2026 Budget there are dollars transferred out for debt service

Budget Detail

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601 Water Enterprise Fund

Account	Actuals				Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
	2022	2023	2024	2025						
341000 Other Income										
341070 Assessment Search	4,845	4,203	4,870	4,710	3,500	135%	4,100		4,100	117%
Group:	4,845	4,203	4,870	4,710	3,500	135%	4,100	0	4,100	117%
361300 Penalties & Interest										
361300 Penalties & Interest	49	12	47		0	0%			0	0%
Group:	49	12	47		0	0%	0	0	0	0%
362100 Investment Interest										
362100 Investment Interest	59,123	170,967	231,573	-15,408	15,000	***%	25,000		25,000	167%
362160 Gain (Loss) on Sale of	-177,136	97,495	77,813		0	0%			0	0%
Group:	-118,013	268,462	309,386	-15,408	15,000	***%	25,000	0	25,000	167%
362200 Park Field Rental Fees										
362250 City Property Lease	53,669	92,862	93,254	34,333	94,966	36%	94,666		94,666	100%
Group:	53,669	92,862	93,254	34,333	94,966	36%	94,666	0	94,666	100%
362400 911 Signs										
362410 Insurance Recoveries				9,564	0	***%			0	0%
362415 Other Insurance	1,161				0	0%			0	0%
362430 Refund & Reimbursement		389			0	0%			0	0%
Group:	1,161	389		9,564	0	***%	0	0	0	0%
362900 Flex Plan Revenue Over/Short										
362990 Miscellaneous Revenue	8,126	15,863	7,012	19,502	5,200	375%	5,500		5,500	106%
Group:	8,126	15,863	7,012	19,502	5,200	375%	5,500	0	5,500	106%
371400 Metered Water Sales										
371400 Metered Water Sales	1,595,069	1,689,229	1,716,409	1,368,504	1,836,120	75%	1,881,000		1,881,000	102%
371450 Metered-Truck Fill	5,471	7,169	6,270	5,603	5,450	103%	5,850		5,850	107%
Group:	1,600,540	1,696,398	1,722,679	1,374,107	1,841,570	75%	1,886,850	0	1,886,850	102%
371500 Water Hookups										
371500 Water Hookups	22,900	30,850	16,700	16,297	21,000	78%	17,850		17,850	85%
Group:	22,900	30,850	16,700	16,297	21,000	78%	17,850	0	17,850	85%
371700										
371710 Service Charge	283,481	293,132	313,643	310,835	333,840	93%	576,840		576,840	173%
371720 Front Foot Water Cash		-520			0	0%			0	0%
379999 Late Fee	11,089	11,985	13,894	9,419	7,600	124%	9,964		9,964	131%
392010 Transfers In	6,000	6,000	6,000		6,000	0%	6,000		6,000	100%

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601 Water Enterprise Fund

Account	2022	2023	Actuals 2024	2025	Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
Group:	300,570	310,597	333,537	320,254	347,440	92%	592,804	0	592,804	171%
394000 Contributed Capital										
394000 Contributed Capital	581,779	617,823	440,209			0 0%			0	0%
Group:	581,779	617,823	440,209			0 0%	0	0	0	0%
Fund:	2,455,626	3,037,459	2,927,694	1,763,359	2,328,676	76%	2,626,770	0	2,626,770	113%

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601 Water Enterprise Fund

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	%
		2022	2023	2024	2025	Budget 2025	Exp. 2025	Budget 26	Changes 26	Budget 26	Old Budget 26
494300	Water Distribution										
101	Full-Time Employees - Reg	126,380	99,429	160,307	105,763	186,601	57%	198,292		198,292	106%
102	Full-Time Employees - Ove	22,542	14,803	3,812	10,716	20,900	51%	20,900		20,900	100%
103	Part-Time Employees - Reg	942	405			0	0%			0	0%
111	Severance Pay - Vacation/	10,696	14,805			0	0%			0	0%
121	PERA Contributions - Coor	11,567	9,491	8,198	8,701	15,563	56%	16,439		16,439	106%
128	Social Security	9,248	7,599	10,878	6,773	12,865	53%	13,590		13,590	106%
129	Medicare	2,163	1,777	2,580	1,584	3,009	53%	3,178		3,178	106%
131	Health Insurance	61,721	50,189	72,141	65,765	83,220	79%	90,311		90,311	109%
133	Life Insurance	165	151	203	178	228	78%	262		262	115%
134	Disability Insurance	675	527	735	680	1,120	61%	1,252		1,252	112%
136	MSRS	349	391	392	304	3,510	9%	520		520	15%
137	PFML					0	0%	1,929		1,929	****%
151	Workers Compensation	7,371	5,821	5,324	6,798	8,603	79%	7,904		7,904	92%
212	Motor Fuels	6,729	6,977	5,383	3,433	7,140	48%	7,354		7,354	103%
216	Uniforms	535	531	395	366	612	60%	625		625	102%
219	Other Operating Equipment		11,920	6,527	8,856	5,175	171%	12,500		12,500	242%
221	General Supplies	5,571	7,337	12,690	11,415	6,120	187%	12,690		12,690	207%
228	Utility System Maint Supp	37,727	19,836	-150,952	12,621	25,000	50%	25,750		25,750	103%
305	Engineer Fees			445		0	***%			0	0%
314	Computer/Software Fees	2,500			1,027	4,080	25%	4,100		4,100	100%
315	School & Conference	1,167	276	1,015	1,033	2,550	41%	2,627		2,627	103%
317	Personnel Testing, Physic	109	123			0	0%			0	0%
319	Contracted Services	830	1,407	750	14,119	5,100	277%	15,000		15,000	294%
321	Telephone	1,304				1,330	0%	1,370		1,370	103%
325	Postage	15	30	47		0	0%			0	0%
331	Travel Expense	234	876	1,703	98	510	19%	525		525	103%
351	Legal Notices Publishing					255	0%	263		263	103%
361	General Liability Insuran	5,275	5,320	6,064	6,036	6,244	97%	5,827		5,827	93%
382	Water Purchases	893,851	970,345	1,023,898	1,001,523	1,184,736	85%	1,495,820		1,495,820	126%
404	Equipment Maintenance	1,333	6,538	3,266	1,510	4,080	37%	4,080		4,080	100%
406	Vehicle Maintenance	242	4,118	366	2,838	2,040	139%	2,040		2,040	100%
413	Equipment Rental		734	1,033	8,504	7,650	111%	7,650		7,650	100%
417	Uniform Rental					510	0%	510		510	100%
451	Dues & Subscriptions	590	921	927	1,329	714	186%	900		900	126%
460	Permits & Licenses	1,552		1,161		1,530	0%	1,576		1,576	103%
470	Booster Pump Repairs				17	255	7%	263		263	103%
471	Water Line Repairs	42,452	104,783	50,383	65,106	40,800	160%	44,000		44,000	108%
472	Hydrant Repairs	6,904	35,265	14,734	15,084	30,600	49%	31,518		31,518	103%
580	Other Equipment	4,467				0	0%			0	0%
	Account:	1,267,206	1,382,725	1,243,960	1,362,622	1,672,650	81%	2,031,565	0	2,031,565	121%
494400	Water Administration and General										
101	Full-Time Employees - Reg	75,414	89,718	107,358	75,287	130,203	58%	138,598		138,598	106%
102	Full-Time Employees - Ove	349	205	473	179	663	27%	713		713	108%
103	Part-Time Employees - Reg			2,644	583	0	***%			0	0%
121	PERA Contributions - Coor	5,696	6,696	5,152	5,767	9,765	59%	10,395		10,395	106%
128	Social Security	4,487	5,212	7,936	4,464	8,073	55%	8,593		8,593	106%

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601 Water Enterprise Fund

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	%
		2022	2023	2024	2025	Budget 2025	Exp. 2025	Budget 26	Changes 26	Budget 26	Old Budget 26
129	Medicare	1,050	1,219	1,857	1,044	1,888	55%	2,010		2,010	106%
131	Health Insurance	26,805	30,251	35,643	29,447	43,932	67%	42,739		42,739	97%
132	Health Care Savings Plan/	630	650	781		0	0%			0	0%
133	Life Insurance	132	160	230	182	245	74%	264		264	108%
134	Disability Insurance	350	356	499	410	584	70%	653		653	112%
136	MSRS	526	728	1,255	1,036	2,665	39%	1,690		1,690	63%
137	PFML					0	0%	1,226		1,226	*****%
151	Workers Compensation	130	271	519	736	856	86%	925		925	108%
201	Office Supplies	107	542	120		220	0%	240		240	109%
202	Printing Supplies	64	219	281	205	320	64%	395		395	123%
216	Uniforms		78			0	0%			0	0%
301	Audit/Account Services	3,893	6,431	9,090	8,739	9,453	92%	9,750		9,750	103%
303	Banking Fees	9,823	12,062	13,702	12,003	14,000	86%	14,000		14,000	100%
304	Parcel Research Fees			90		0	0%			0	0%
305	Engineer Fees	30,260	525	190	10,463	11,000	95%	13,000		13,000	118%
308	Legal Fees	3,658	412	636	1,613	3,000	54%	2,800		2,800	93%
314	Computer/Software Fees	2,996	2,289	2,147	2,207	2,500	88%	2,600		2,600	104%
315	School & Conference					1,000	0%	900		900	90%
319	Contracted Services	16,461	8,506	11,392	6,514	11,000	59%	11,500		11,500	105%
321	Telephone	3,987	3,849	5,849	3,791	5,300	72%	5,300		5,300	100%
322	Internet	549	519	674	431	590	73%	600		600	102%
323	Gopher One Call Locates	1,085	1,298	1,121	868	1,200	72%	1,200		1,200	100%
325	Postage	247	466	722	302	565	53%	555		555	98%
331	Travel Expense	1,083	1,183	1,080	843	1,325	64%	1,325		1,325	100%
351	Legal Notices Publishing	1,235	1,724	941	396	1,800	22%	1,700		1,700	94%
361	General Liability Insuran	11,206	12,490	13,422	15,128	15,376	98%	14,880		14,880	97%
370	Interest Expense	132				0	0%			0	0%
381	Electricity	8,847	9,713	8,301	9,314	10,300	90%	11,450		11,450	111%
383	Heating Gas	4,198	3,158	1,812	2,246	4,700	48%	4,800		4,800	102%
405	Computer Maintenance	14,358	22,108	29,077	16,332	25,235	65%	31,896		31,896	126%
420	Depreciation Expenses	245,650	308,499	258,092		320,000	0%	300,000		300,000	94%
434	Employee Recognition Prog	100	100			0	0%			0	0%
451	Dues & Subscriptions	75	50	165		300	0%	300		300	100%
460	Permits & Licenses	44	5	66	13	0	***%	50		50	*****%
499	Miscellaneous		44			0	0%			0	0%
598	Loss on Sale of Equipment		84,974			0	0%			0	0%
720	Transfer Out	91,749	102,988	71,448	100,000	71,074	141%	69,142		69,142	97%
	Account:	567,376	719,698	594,765	310,543	709,132	44%	706,189	0	706,189	100%
495000	Transfer Out										
720	Transfer Out	17,500	31,750	25,000		75,000	0%	40,000		40,000	53%
	Account:	17,500	31,750	25,000		75,000	0%	40,000	0	40,000	53%
	Fund:	1,852,082	2,134,173	1,863,725	1,673,165	2,456,782	68%	2,777,754	0	2,777,754	113%
											%

Fund 602 - Sewer Enterprise Fund

Sewer fund accounts for the activity of providing sewer disposal services to the public. The Hermantown Utility Department is responsible for the collection of sanitary sewer waste. The Western Lake Superior Sanitary District purifies sanitary sewer waste. The rates are set by the Utility Commission and voted by resolution or motion by the City Council.

Objectives

- Provide adequate sanitary sewer operations, the city's sewer system consists of 70.85 miles of sewer mains but continues to expand based upon neighborhood petitions requesting an extension of services.
- The Public Works Director is responsible for leading the maintenance of city sewer mains.

Age of System	52 Years
Total Miles of Low Pressure Force main to 2014	7.31 Miles
Total Miles of Sewer Main Added From 1970 to 1990	24 Miles
Total Miles Added From 1990 to 2001	13 Miles
Total Miles Added From 2001 to 2003	6.68 Miles
Total Miles Added From 2003 to 2010	15.62 Miles
Total Miles Added From 2010 to 2012	1.30 Miles
Total Miles Added From 2012 to 2015	.46 Miles
Total Miles Added From 2016 to 2025	2.98 Miles
Total Miles of Sewer Main	70.85 Miles

Total Number of Manholes Added 1970 to 2001	270
Total Number of Manholes Added 2001 to 2002	123
Total Number of Manholes Added 2002 to 2010	354
Total Number of Manholes Added 2010 to 2012	27
Total Number of Manholes Added 2012 to 2015	16
Total Number of Manholes Added 2016 to 2025	18
Total Manholes	802

Authorized Personnel

The Water Enterprise and Sewer Enterprise fund includes authorized personnel as follows; Utility Clerk, Utility and Infrastructure Director, and Utility Workers. The wages for these employees are split between the Water, Sewer, and Storm Water Funds.

Budget Commentary

In the 2026 Budget there are dollars transferred out for debt service

Budget Detail

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602 Sewer Enterprise Fund

Account	Actuals				Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
	2022	2023	2024	2025						
341000 Other Income										
341070 Assessment Search	4,845	4,203	4,870	4,710	3,650	129%	3,990		3,990	109%
Group:	4,845	4,203	4,870	4,710	3,650	129%	3,990	0	3,990	109%
361300 Penalties & Interest										
361300 Penalties & Interest	48	12	8		0	0%			0	0%
Group:	48	12	8		0	0%	0	0	0	0%
362100 Investment Interest										
362100 Investment Interest	59,034	195,655	272,520	-18,092	15,000	***%	25,000		25,000	167%
362150 Interest Income/City	1,643	1,332	1,004	529	700	76%	200		200	29%
362160 Gain (Loss) on Sale of	-185,491	111,068	91,369		0	0%			0	0%
Group:	-124,814	308,055	364,893	-17,563	15,700	***%	25,200	0	25,200	161%
362400 911 Signs										
362415 Other Insurance	972				0	0%			0	0%
Group:	972				0	0%	0	0	0	0%
362900 Flex Plan Revenue Over/Short										
362990 Miscellaneous Revenue	38,070	66,538	45,507	34,053	20,000	170%	29,000		29,000	145%
Group:	38,070	66,538	45,507	34,053	20,000	170%	29,000	0	29,000	145%
371700										
371710 Service Charge	88,570	89,714	95,087	68,394	95,472	72%	97,920		97,920	103%
Group:	88,570	89,714	95,087	68,394	95,472	72%	97,920	0	97,920	103%
372400 Sewer Usage										
372400 Sewer Usage	1,648,963	1,663,379	1,807,385	1,274,450	1,810,000	70%	1,847,000		1,847,000	102%
Group:	1,648,963	1,663,379	1,807,385	1,274,450	1,810,000	70%	1,847,000	0	1,847,000	102%
372500 Sewer Hookups										
372500 Sewer Hookups	75,779	37,795	23,450	19,000	28,000	68%	25,000		25,000	89%
Group:	75,779	37,795	23,450	19,000	28,000	68%	25,000	0	25,000	89%
372700										
372710 Sewer Permits	4,725	3,195	2,125	1,360	2,100	65%			0	0%
372715 Sewer Capacity	3,948	1,429	1,015	902	900	100%			0	0%
379999 Late Fee	9,665	11,678	12,572	8,410	8,000	105%			0	0%
Group:	18,338	16,302	15,712	10,672	11,000	97%	0	0	0	0%

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602 Sewer Enterprise Fund

Account	2022	2023	Actuals 2024	2025	Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
394000 Contributed Capital										
394000 Contributed Capital	9,868	991,934	-94,010			0 0%				0 0%
Group:	9,868	991,934	-94,010			0 0%	0	0	0	0 0%
Fund:	1,760,639	3,177,932	2,262,902	1,393,716	1,983,822	70%	2,028,110	0	2,028,110	102%

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602 Sewer Enterprise Fund

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
		2022	2023	2024	2025	Budget	Exp.	Budget	Changes	Budget	Budget
						2025	2025	26	26	26	26
432510	Trunk Sewer Construction										
530	Improvements Other Than B		-12,374			0	0%			0	0%
	Account:		-12,374			0	***%	0	0	0	0%
494500	Sewer Maintenance										
101	Full-Time Employees - Reg	102,410	74,897	106,318	70,419	138,104	51%	146,790		146,790	106%
102	Full-Time Employees - Ove	12,765	8,339	2,287	6,430	15,200	42%	15,200		15,200	100%
103	Part-Time Employees - Reg	587	191			0	0%			0	0%
111	Severance Pay - Vacation/	6,418	8,883			0	0%			0	0%
121	PERA Contributions - Coor	8,816	6,733	3,774	5,743	11,498	50%	12,149		12,149	106%
128	Social Security	7,043	5,393	7,452	4,480	9,505	47%	10,043		10,043	106%
129	Medicare	1,647	1,261	1,764	1,048	2,223	47%	2,349		2,349	106%
131	Health Insurance	44,475	34,317	46,136	41,725	61,143	68%	66,352		66,352	109%
133	Life Insurance	136	120	152	131	172	76%	197		197	115%
134	Disability Insurance	517	397	489	447	823	54%	921		921	112%
136	MSRS	349	391	392	304	2,600	12%	416		416	16%
137	PFML					0	0%	1,426		1,426	****%
151	Workers Compensation	5,505	4,349	3,979	5,089	6,433	79%	5,926		5,926	92%
212	Motor Fuels	4,486	4,652	3,589	2,289	5,100	45%	5,253		5,253	103%
216	Uniforms	535	531	395	366	5,100	7%	5,253		5,253	103%
219	Other Operating Equipment		11,920			2,550	0%	7,626		7,626	299%
221	General Supplies	3,496	98		1,196	0	***%			0	0%
228	Utility System Maint Supp	5,968	26,416	19,409	10,272	6,120	168%	6,304		6,304	103%
229	Lift Station Maintenance	7,729	29			10,200	0%	10,506		10,506	103%
314	Computer/Software Fees				1,027	5,100	20%	5,253		5,253	103%
315	School & Conference	1,117	621	1,378	1,301	1,530	85%	1,576		1,576	103%
317	Personnel Testing, Physic	154	123	356	45	459	10%	473		473	103%
319	Contracted Services	7,030	12,989	29,519	21,087	24,000	88%	24,720		24,720	103%
325	Postage			17		41	0%	42		42	102%
331	Travel Expense	534	84		217	612	35%	630		630	103%
361	General Liability Insuran	2,146	2,244	2,639	3,133	3,192	98%	3,075		3,075	96%
385	Sewer Charges	644,235	629,788	657,280	476,618	750,618	63%	773,137		773,137	103%
403	Road Maintenance					15,300	0%	15,759		15,759	103%
404	Equipment Maintenance	5,058	6,220	7,054	6,115	5,100	120%	5,253		5,253	103%
406	Vehicle Maintenance		2,243	2,087		0	0%			0	0%
413	Equipment Rental	141	3,500	1,700		3,570	0%	1,700		1,700	48%
451	Dues & Subscriptions		460		413	153	270%	158		158	103%
460	Permits & Licenses	1,648		55	115	1,530	8%	1,576		1,576	103%
475	Sewerline Repairs	32,399	3,890	84		15,300	0%	15,759		15,759	103%
476	Lift Station Repairs Sewe	11,997	12,406	4,940	3,230	12,750	25%	13,133		13,133	103%
477	I & I Maintenance					15,300	0%	15,300		15,300	100%
478	Sewer Cleaning	17,640	40,927	61,745	47,419	40,800	116%	50,000		50,000	123%
495	Property Damage Reimb. by		1,200			0	0%			0	0%
580	Other Equipment	4,467				0	0%			0	0%
590	Pumping Plant & Lift Stat		33,713	18,433	12,385	40,000	31%	40,000		40,000	100%
	Account:	941,448	939,325	983,423	723,044	1,212,126	60%	1,264,255	0	1,264,255	104%

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602 Sewer Enterprise Fund

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
		2022	2023	2024	2025	Budget 2025	Exp. 2025	Budget 26	Changes 26	Budget 26	Budget 26
494900	Sewer Administration and General										
101	Full-Time Employees - Reg	75,284	89,718	107,358	75,287	130,203	58%	138,598		138,598	106%
102	Full-Time Employees - Ove	349	205	473	179	663	27%	713		713	108%
103	Part-Time Employees - Reg			2,644	583	0	***%			0	0%
121	PERA Contributions - Coor	5,686	6,696	3,126	5,767	9,765	59%	10,395		10,395	106%
128	Social Security	4,480	5,212	7,936	4,464	8,073	55%	8,593		8,593	106%
129	Medicare	1,048	1,219	1,857	1,044	1,888	55%	2,010		2,010	106%
131	Health Insurance	24,627	28,601	33,993	27,729	43,932	63%	42,739		42,739	97%
132	Health Care Savings Plan/	315	325	391		0	0%			0	0%
133	Life Insurance	131	160	230	182	245	74%	264		264	108%
134	Disability Insurance	350	356	499	410	584	70%	653		653	112%
136	MSRS	525	728	1,255	1,036	2,665	39%	1,690		1,690	63%
137	PFML					0	0%	1,226		1,226	****%
151	Workers Compensation	130	271	519	737	856	86%	925		925	108%
201	Office Supplies	107	542	91	12	200	6%	190		190	95%
202	Printing Supplies	64	219	281	205	330	62%	390		390	118%
216	Uniforms		78			0	0%			0	0%
301	Audit/Account Services	3,893	6,431	9,097	8,839	9,562	92%	9,850		9,850	103%
303	Banking Fees	9,823	12,062	13,702	12,003	14,000	86%	14,000		14,000	100%
305	Engineer Fees	1,240	270			2,500	0%	2,500		2,500	100%
308	Legal Fees	1,214	792	240	105	2,500	4%	2,200		2,200	88%
314	Computer/Software Fees	2,937	2,224	2,147	2,207	2,475	89%	2,500		2,500	101%
315	School & Conference					900	0%	850		850	94%
319	Contracted Services	16,003	8,506	8,328	6,498	11,500	57%	12,000		12,000	104%
321	Telephone	4,984	2,611	3,566	2,078	4,400	47%	4,100		4,100	93%
322	Internet	824	779	1,011	647	876	74%	903		903	103%
323	Gopher One Call Locates	724	866	722	579	900	64%	800		800	89%
325	Postage	165	303	447	140	455	31%	415		415	91%
331	Travel Expense	1,083	1,101	1,080	843	1,300	65%	1,350		1,350	104%
351	Legal Notices Publishing	266	20			300	0%	250		250	83%
361	General Liability Insuran	11,207	14,252	16,705	17,873	18,418	97%	17,328		17,328	94%
370	Interest Expense	132				0	0%			0	0%
381	Electricity	10,629	9,532	9,340	7,655	9,500	81%	10,000		10,000	105%
383	Heating Gas	2,624	1,974	1,133	1,404	3,500	40%	3,500		3,500	100%
405	Computer Maintenance	13,983	19,489	26,811	15,429	23,679	65%	30,148		30,148	127%
420	Depreciation Expenses	545,000	543,493	542,251		580,000	0%	560,000		560,000	97%
434	Employee Recognition Prog	100	100			100	0%	100		100	100%
451	Dues & Subscriptions	50	50	165		255	0%	245		245	96%
460	Permits & Licenses	5	5	66	13	0	***%			0	0%
499	Miscellaneous		44			0	0%			0	0%
598	Loss on Sale of Equipment		84,974			0	0%			0	0%
720	Transfer Out	56,260	57,524	25,326		25,527	0%	24,686		24,686	97%
	Account:	796,242	901,732	822,790	193,948	912,051	21%	906,111	0	906,111	99%
495000	Transfer Out										
720	Transfer Out	17,500	31,750	25,000		25,000	0%	60,000		60,000	240%
	Account:	17,500	31,750	25,000		25,000	0%	60,000	0	60,000	240%
	Fund:	1,755,190	1,860,433	1,831,213	916,992	2,149,177	43%	2,230,366	0	2,230,366	104%

Fund 603 – Storm Water Enterprise Fund

This fund accounts for the activity of managing and maintaining our storm water system. The City has a state permit under the MS4 (Municipal separate storm sewer system) which includes roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains. It is the City's responsibility under this permit to monitor and maintain these elements to insure that they are functioning properly and treating and capturing storm water. The Storm Water Utility Fee provides funds for this system. The rates are voted by resolution or motion by the City Council.

Objectives

- Funds will be used to undertake new infrastructure improvements as well as to maintain the existing storm water system. In 2024 in addition to maintaining the existing storm water system the City plans on using storm water fees for the following.
 - Pay for storm water improvements while implementing the City's Road Improvement plan
- The Public Works Director is responsible for leading the maintenance of City owned storm water systems.
- The Community Development Director is responsible for the inspection of private systems and the coordination with property owners on the upkeep of their systems.

Budget Commentary

In 2026 there is a rate increase

Transfers out are applied to debt payments in the debt service funds. The 2026 Transfers Out for debt total \$25,543

Budget Detail

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603 Storm Water Enterprise Fund

Account	Actuals				Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
	2022	2023	2024	2025						
322100 Building Permits										
322120 SWPP and Stormwater Mgmt	450				0	0%			0	0%
Group:	450				0	0%	0	0	0	0%
334900										
334999 Other State Grants & Aids			2,363	608,898	0	***%			0	0%
Group:			2,363	608,898	0	***%	0	0	0	0%
336300 Other Grants & Aids										
336300 Other Grants & Aids		70,000			0	0%			0	0%
Group:		70,000			0	0%	0	0	0	0%
361300 Penalties & Interest										
361300 Penalties & Interest	116	100	291	106	0	***%			0	0%
Group:	116	100	291	106	0	***%	0	0	0	0%
362100 Investment Interest										
362100 Investment Interest	3,671	14,363	13,483	-924	0	***%			0	0%
362160 Gain (Loss) on Sale of	-11,460	8,090	4,664		0	0%			0	0%
Group:	-7,789	22,453	18,147	-924	0	***%	0	0	0	0%
362400 911 Signs										
362415 Other Insurance	168				0	0%			0	0%
Group:	168				0	0%	0	0	0	0%
362900 Flex Plan Revenue Over/Short										
362990 Miscellaneous Revenue	12,896	8,740	12,206		0	0%			0	0%
Group:	12,896	8,740	12,206		0	0%	0	0	0	0%
372700										
372750 Stormwater Fee	407,664	469,137	488,754	365,008	504,000	72%	521,640		521,640	104%
379999 Late Fee	2,962	4,075	4,483	4,332	3,700	117%	3,950		3,950	107%
Group:	410,626	473,212	493,237	369,340	507,700	73%	525,590	0	525,590	104%
394000 Contributed Capital										
394000 Contributed Capital		119,518	633,037		0	0%			0	0%
Group:		119,518	633,037		0	0%	0	0	0	0%
Fund:	416,467	694,023	1,159,281	977,420	507,700	193%	525,590	0	525,590	104%

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603 Storm Water Enterprise Fund

Account	Object-	Actuals				Current	%	Prelim.	Budget	Final	% Old
		2022	2023	2024	2025	Budget	Exp.	Budget	Changes	Budget	Budget
						2025	2025	26	26	26	26
441100	Storm Water										
101	Full-Time Employees - Reg	59,462	83,227	113,552	77,707	90,665	86%	96,607		96,607	107%
102	Full-Time Employees - Ove	8,236	4,579	1,752	4,373	4,181	105%	4,207		4,207	101%
111	Severance Pay - Vacation/	4,279	5,922			0	0%			0	0%
121	PERA Contributions - Coor	5,229	6,927	4,139	6,163	7,089	87%	7,534		7,534	106%
128	Social Security	4,151	5,454	7,826	4,784	5,860	82%	6,228		6,228	106%
129	Medicare	971	1,276	1,845	1,119	1,370	82%	1,457		1,457	106%
131	Health Insurance	29,184	35,317	46,216	41,458	33,516	124%	33,955		33,955	101%
132	Health Care Savings Plan/	315	325	391		0	0%			0	0%
133	Life Insurance	105	138	192	159	157	101%	171		171	109%
134	Disability Insurance	321	397	526	463	457	101%	508		508	111%
136	MSRS	365	499	784	636	1,820	35%	910		910	50%
137	PFML					0	0%	887		887	****%
151	Workers Compensation	1,695	1,459	1,497	1,992	2,431	82%	2,392		2,392	98%
201	Office Supplies		278	63		200	0%	200		200	100%
221	General Supplies		1,683	15	185	1,500	12%	1,500		1,500	100%
301	Audit/Account Services		310	5,615	110	0	***%			0	0%
304	Parcel Research Fees			9,952		0	0%	500		500	*****%
305	Engineer Fees	22,668	66,289	125,192	4,459	60,000	7%	80,000		80,000	133%
308	Legal Fees	264	827	2,057	197	1,000	20%	500		500	50%
310	Recording/Filing Fees	46	92		368	100	368%	300		300	300%
314	Computer/Software Fees	2,937	2,126	2,147	2,207	2,500	88%	2,500		2,500	100%
319	Contracted Services	16,767	28,601	66,802	47,074	30,000	157%	40,000		40,000	133%
321	Telephone				400	0	***%			0	0%
325	Postage	83	124			150	0%	25		25	17%
331	Travel Expense	361	361	593	539	500	108%	500		500	100%
351	Legal Notices Publishing	177	261	297		250	0%	250		250	100%
403	Road Maintenance	49,272	35,967	48,721	18,477	50,000	37%	60,000		60,000	120%
405	Computer Maintenance		2,861	5,081	6,360	7,397	86%	7,395		7,395	100%
413	Equipment Rental	28,291	20,000	60,386	33,781	25,000	135%	25,000		25,000	100%
420	Depreciation Expenses	10,835	11,119	16,801		0	0%			0	0%
451	Dues & Subscriptions	1,954	1,920	2,380	2,795	2,000	140%	3,000		3,000	150%
510	Land Acquisition		500			0	0%			0	0%
530	Improvements Other Than B		20,874	-157,873		0	0%			0	0%
550	Street Improvements				9,651	0	***%			0	0%
720	Transfer Out	21,473	21,000	26,688		26,115	0%	25,543		25,543	98%
	Account:	269,441	360,713	393,637	265,457	354,258	75%	402,069	0	402,069	113%
495000	Transfer Out										
720	Transfer Out	1,496				50,000	0%			0	0%
	Account:	1,496				50,000	0%	0	0	0	0%
	Fund:	270,937	360,713	393,637	265,457	404,258	66%	402,069	0	402,069	99%
											%

Fund 605 - Street Lighting & Traffic Signalization Fund

Street Lighting fund was created to account for the activity of lighting and signalizing public streets. The City is responsible for the expenditures to maintain the traffic signals to control traffic flow at the following intersections: Cirrus Drive & Hwy 53, Ugstad & 53, Lavaque & 53, Arrowhead & 53, Mall Drive & 53, Haines Rd & Hermantown Road, Maple Grove & Loberg, and Maple Grove & Stebner. A monthly franchise fee is charged to electric power customers through MN Power to residents at a rate of \$2 per month.

Other revenue includes a portion of the gas franchise fees paid by gas customers of MN Energy Resources. Forty percent of the gas franchise fee goes to the General Fund while the remaining sixty percent is budgeted in the Street Lighting & Traffic Signalization Fund.

Also included in the franchise fees is Minnesota Power.

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605 Street Lighting & Traffic Signalization

Account	2022	2023	Actuals 2024	2025	Current Budget 2025	% Rec. 2025	Prelim. Budget 26	Budget Change 26	Final Budget 26	% Old Budget 26
318100 Franchise Fees										
318100 Franchise Fees	142,916	147,821	145,201	72,920	152,994	48%	157,583		157,583	103%
Group:	142,916	147,821	145,201	72,920	152,994	48%	157,583	0	157,583	103%
362100 Investment Interest										
362100 Investment Interest	7,696	25,504	37,071	-2,454	2,000	***%	2,500		2,500	125%
362120 Interest - Interfund	22,000	22,000	22,000		22,000	0%			0	0%
362160 Gain (Loss) on Sale of	-24,023	14,473	12,394		0	0%			0	0%
Group:	5,673	61,977	71,465	-2,454	24,000	-10%	2,500	0	2,500	10%
Fund:	148,589	209,798	216,666	70,466	176,994	40%	160,083	0	160,083	90%
Grand Total:	15,395,420	26,907,806	46,682,630	17,858,587	17,532,815		17,231,471	0	17,231,471	

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605 Street Lighting & Traffic Signalization

Account	Object	2022	2023	Actuals 2024	2025	Current Budget 2025	% Exp. 2025	Prelim. Budget 26	Budget Changes 26	Final Budget 26	% Old Budget 26
431160	Street Lighting										
	227 Street Lights & Signs	3,358	2,413			5,000	0%	5,000		5,000	100%
	308 Legal Fees	520				0	0%			0	0%
	319 Contracted Services		560	32,979		0	0%			0	0%
	381 Electricity	42,101	37,535	39,647	32,635	42,000	78%	44,000		44,000	105%
	Account:	45,979	40,508	72,626	32,635	47,000	69%	49,000	0	49,000	104%
	Fund:	45,979	40,508	72,626	32,635	47,000	69%	49,000	0	49,000	104%
											%
Grand Total:		12,883,395	23,260,540	30,158,909	24,146,191	16,987,385		17,158,144	0	17,158,144	

CITY OF HERMANTOWN

City Council Meeting

Monday, October 20, 2025

6:30 PM Central

MEETING CONDUCTED IN PERSON & VIA ZOOM

Mayor Wayne Boucher: Present

Councilor John Geissler: Absent

Councilor Andy Hjelle: Present

Councilor Brian LeBlanc: Present

Councilor Joseph Peterson: Present

CITY STAFF: John Mulder, City Administrator; Alissa McClure, City Clerk; Eric Johnson; Community Development Director; Joe Wicklund, Assistant City Administrator; Chad Ronchetti, Economic Development Director; Jim Crace, Director of Public Safety; Zach Graves, Fire Chief; Trish Crego, Utility & Infrastructure Director; David Bolf, City Engineer; Gunnar Johnson, City Attorney

VISITORS: > 250

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **ANNOUNCEMENTS**

5. **PUBLIC HEARING**

6. **COMMUNICATIONS**

A. Correspondence 25-456 through 25-538 placed on file

7. **PRESENTATIONS**

8. **PUBLIC DISCUSSION**

9. **MOTIONS**

10. **CONSENT AGENDA**

A. **Minutes** - Approval or correction of October 6, 2025 City Council Continuation Minutes

B. **Accounts Payable** - Approve general city warrants from October 1, 2025 through October 15, 2025 in the amount of \$2,212,130.21

Motion to the approve the Consent Agenda. This motion, made by Councilor Hjelle and seconded by Councilor Peterson, Carried.

Councilor John Geissler: Absent

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 4, Nay: 0, Absent: 1

11. **ORDINANCES**

A. **2025-17 An Ordinance Amending Title 2 Of The Hermantown City Code By Amending The Official Zoning Map**

Frankie Felegy, 1908 E 3rd St, Duluth, MN – Opposed. Spoke about transparency concerns and the data center project based on comments from the public.

Matt Baumgartner, Duluth Chamber – In favor. Cited community and job benefits.

Katie Hawkins, 3683 Stebner Rd, Hermantown, MN – Opposed. Raised concerns about secrecy, FOIA findings, and alleged backdoor meetings. Urged council to vote no.

Lynn Bradford, 3525 Solway Rd, Solway, MN – Opposed. Concerned about environmental impacts and lack of proper study. Asked council to slow down.

Michael Koppy, 5124 Beaver Creek Rd, Hermantown, MN – Opposed. Believes the AUAR is incomplete and an EIS should be done before proceeding.

Eric Palmer, 3712 Linda Rd, Hermantown, MN – In favor. Supports job creation, tax revenue, and local opportunities.

Nick Rhinehart, 4976 W Arrowhead Rd, Hermantown, MN– Opposed. Worried about large-scale industrial impact on Hermantown’s character.

Megan Elling, 5969 Morris Thomas Rd, Solway, MN– Opposed. Alleged manipulation of the process and staff bias. Concerned about property values and urged a no vote.

Clarissa Ek, 3505 Solway Rd, Solway, MN – Opposed. Cited long-standing community opposition to development in Adolph. Asked council to represent residents, not corporations.

Deb Flynn, 5863 St. Louis River Rd, Hermantown, MN– Opposed. Recently built home and does not want the project nearby.

Nate Rickard, 4878 Trails End Dr, Hermantown, MN – In favor. Supports rezoning to grow tax base and wants more public information shared.

Carrie Herron, 37 4th St, Proctor, MN – Opposed. Criticized secrecy and lack of transparency; raised environmental concerns.

Kirk Elinda, 3913 N 21st St, Superior, WI – In favor. Spoke for Lakehead Constructors, citing jobs for local tradespeople.

Joann Bates, 5369 Morris Thomas Rd, Hermantown, MN – Opposed. Expressed distrust of promises and urged a no vote.

Mandy McDonald, 3904 Reinke Rd, Hermantown, MN – Opposed. Concerned about deforestation and environmental harm.

Mark Hummel, 5195 Lavaque Junction Rd, Hermantown, MN – Opposed. Called the process secretive; urged postponing the vote for more public input.

Dale Cich, 5195 Lavaque Rd, Canosia, MN – Opposed. Criticized secrecy and potential environmental and quality-of-life impacts.

David DiPasquale, 5332 Norwood St, Duluth, MN – Opposed. Questioned long-term impacts, energy use, and exit plan if the data center closes.

Andy Pelland, 5831 St. Louis River Rd, Hermantown, MN – Opposed. Asked council to vote no for the good of the community.

Cathy Hannon, 1501 3rd Ave, Proctor, MN – Opposed. Questioned promised job numbers and suggested water-saving landscaping.

Allison Hafften, 5971 St. Louis River Rd, Solway, MN – Opposed. Objected to the rezone and SUP process, citing moral and environmental concerns.

Andrea Dingmann, 4204 Ugstad Rd, Hermantown, MN – Opposed. Requested more studies and raised health and safety concerns.

Mickey Pearson, 3231 E 4th St, Duluth, MN – In favor. Represented APEX, said project brings opportunity and will follow environmental laws.

Amanda, 1116 N Central Ave, Duluth, MN – In favor. APEX representative supporting job creation and retention of local graduates.

John Soshea, 4095 Reinke Rd, Hermantown, MN – Opposed. Cited lack of transparency and concerns about NDAs.

Nathan Barda, Rolling Rd, Esko, MN – Neutral. Shared surrounding communities' concerns and requested communication.

Richard Hilton, 5502 Hermantown Rd – Opposed. Criticized lack of transparency and ethics; urged a no vote.

Sarah Lofald, 5502 Hermantown Rd, Hermantown, MN – Opposed. Cited family history in Hermantown; urged preserving rural character and requiring an EIS.

Matthew Murphy, 2210 Cottage Hill Cir, Duluth, MN – Opposed. Concerned about AI industry instability and long-term economic risk.

Kyle Bukavich, 2284 E Foxboro Rd, Foxboro, WI – In favor. Represented IBEW; emphasized job creation and local economic benefit.

Dan Olson, 6001 Cumming Ave, Superior, WI – In favor. Stated the project supports economic growth.

Nicki Norland, 4419 McCulloch St, Duluth, MN – Opposed. Emphasized listening to residents and protecting community character.

Cathy Colmeyer, 5757 St. Louis River Rd, Hermantown, MN – Opposed. Concerned about environmental impacts and long construction disruption.

Jackie Dolentz, 5842 Old Hwy 2, Hermantown, MN – Opposed. Criticized secrecy, loss of trust, and urged preserving rural Hermantown.

Rebecca Grandorf, 4198 Solway Rd, Hermantown, MN – Opposed. Criticized limited public engagement and development transparency.

Mike Ralph, 5781 St. Louis River Rd, Hermantown, MN – Opposed. Expressed frustration with the project and urged a no vote.

Sadie, 925 E 5th St, Duluth, MN – Opposed. Presented petition and questioned job automation.

Dave Thornton, 5861 Hermantown Rd, Hermantown, MN – Opposed. Concerned about process flaws and transparency.

Tom Bates, 5369 Morris Thomas Rd, Hermantown, MN – Opposed. Spoke about potential water use and pollution from the project.

Jack Carlson, 8482 Swan Lake Rd, Alborn, MN – In favor. Represented Duluth Construction Trades Council; emphasized local employment benefits.

Donald Smith, 342 E Locust St, Duluth, MN – In favor. Said project brings jobs, tax revenue, and community investment.

Kelsey Mack, 3608 Midway Rd, Hermantown, MN – Opposed. Lives near the site; said residents were not properly informed.

Kim Parmeter, 5590 Stark Rd, Midway Township, MN – In favor. Chamber of Commerce president; promoted thoughtful growth and future investment.

Bill Olson, 408 W Superior St, Duluth, MN – In favor. Highlighted construction, local business, and economic benefits.

Peter Taylor, 4198 Solway Rd, Hermantown, MN – Opposed. Criticized process transparency and connection between comp plan and project.

Lynette Ralph, 5781 St. Louis River Rd, Hermantown, MN – Opposed. Concerned about noise, wells, and property impacts near her home.

Nick Smith, 2973 Exeter St, Duluth, MN – Opposed. Cited environmental harm, water use, and loss of community identity.

Bryan Johnson, 4060 Sangstrom Rd, Hermantown, MN – Opposed. Raised concerns about transparency and rate increases.

Amanda Marciniak, 3221 Restormel St, Duluth, MN – Opposed. Environmentalist citing NDAs and lack of democracy; urged investment in green energy instead.

Bob Kohlmeier, 5757 St. Louis River Rd, Hermantown, MN – Opposed. Lives 350 feet from project site; concerned about noise and loss of quality of life.

Tim Resberg, 3646 Midway Rd, Hermantown, MN – Opposed. Argued project is heavy industrial and should be relocated elsewhere.

Emma Rickman, 5215 Chris Dr, Hermantown, MN – Opposed. Criticized AUAR, secrecy, and long-term environmental harm.

Rebecca Gilbertson, 5854 Hermantown Rd – Opposed. Said site violates siting recommendations for data centers.

Christina Gallop, 1114 Kirby Dr, Duluth, MN – Opposed. UMD professor; raised sustainability and noise law concerns.

Saul Helgeson, 4006 Five Corners Rd, Hermantown, MN – Opposed. Urged a pause and greater transparency before proceeding.

Rocky Russo, 4884 Midway Rd, Canosia, MN – Opposed. Cited health and environmental concerns from EMFs and long-term impacts.

Nicole Kearney, 7740 Birch Rd, Canyon, MN – Opposed. Asked to table decision pending full environmental review.

Jim Klukkert, 206 N 11th Ave W, Duluth, MN – Opposed. Criticized lack of representation and corporate influence.

Patrick Mally, 4691 Vaux Rd, Hermantown, MN – Opposed. Said too many questions remain and urged tabling the issue.

Paul Paczynski, 5381 Morris Thomas Rd, Hermantown, MN – Opposed. Believes comp plan was changed to fit project; questioned financial impacts and fairness.

Miranda McKay Chambers, 5744 Jamebard Rd – Opposed. Urged postponement for more information; said company can wait.

John Grillo, 5317 Split Rail Dr, Hermantown, MN – Opposed. Spoke about land acquisition concerns and urged the council to do the right thing.

Sara Yokel, 3867 Ugstad Rd, Hermantown, MN – Opposed. Linked project concerns to school funding and community priorities.

Lily Hall, 4516 Pitt St, Duluth, MN – Opposed. Criticized lack of disclosure and urged sustainable, transparent planning.

(second reading)
(motion, roll call)

Motion to approve 2025-17 An Ordinance Amending Title 2 Of The Hermantown City Code By Amending The Official Zoning Map. This motion, made by Councilor Peterson and seconded by Councilor LeBlanc. Carried.

Councilor John Geissler: Absent

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0, Absent: 1

B. 2025-18 An Ordinance Amending Hermantown Code Of Ordinances Section 270 - Fee Schedule

(first reading)
(motion, roll call)

12. RESOLUTIONS

A. **2025-155 Resolution Authorizing The City Of Hermantown To Waive Municipal Consent To The Minnesota Department Of Transportation For The State Project 6908-68 On Trunk Highway 2 Improvements**

(motion, roll call)

Motion to approve 2025-155 Resolution Authorizing The City Of Hermantown To Waive Municipal Consent To The Minnesota Department Of Transportation For The State Project 6908-68 On Trunk Highway 2 Improvements. This motion, made by Councilor Peterson and seconded by Councilor LeBlanc, Carried.

Councilor John Geissler: Absent

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0, Absent: 1

B. **2025-156 Resolution Approving Memorandum Of Understanding (MOU) And Authorizing And Directing Mayor And City Clerk To Execute And Deliver MOU With Law Enforcement Labor Services Local 47 (“LELS”)**

(motion, roll call)

Motion to approve 2025-156 Resolution Approving Memorandum Of Understanding (MOU) And Authorizing And Directing Mayor And City Clerk To Execute And Deliver MOU With Law Enforcement Labor Services Local 47 (“LELS”). This motion, made by Councilor LeBlanc and seconded by Councilor Hjelle, Carried.

Councilor John Geissler: Absent

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0, Absent: 1

C. **2025-157 Resolution Authorizing Mayor And City Clerk To Execute A Ten-Year Multi-Jurisdictional Agreement Between The City Of Hermantown And The City Of Duluth To Create A Regional Tactical Response Team**

(motion, roll call)

Motion to approve 2025-157 Resolution Authorizing Mayor And City Clerk To Execute A Ten-Year Multi-Jurisdictional Agreement Between The City Of Hermantown And The City Of Duluth To Create A Regional Tactical Response Team. This motion, made by Councilor Hjelle and seconded by Councilor Peterson, Carried.

Councilor John Geissler: Absent

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0, Absent: 1

D. 2025-158 Resolution Approving DEED Contamination Clean-Up And Investigation Grant Application

(motion, roll call)

Motion to approve 2025-158 Resolution Approving DEED Contamination Clean-Up And Investigation Grant Application. This motion, made by Councilor Peterson and seconded by Councilor LeBlanc, Carried.

Councilor John Geissler: Absent

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0, Absent: 1

E. 2025-159 Resolution Approving A Consent Related To The Development Contract Between The Hermantown Economic Development Authority, The City Of Hermantown And KTJ 360, LLC For The Pillars Of Hermantown Senior Living Project

(motion, roll call)

Motion to approve 2025-159 Resolution Approving A Consent Related To The Development Contract Between The Hermantown Economic Development Authority, The City Of Hermantown And KTJ 360, LLC For The Pillars Of

Hermantown Senior Living Project. This motion, made by Councilor Hjelle and seconded by Councilor Peterson, Carried.

Councilor John Geissler: Absent

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0, Absent: 1

F. **2025-160 Resolution Approving Consent To Assignment Of Development Agreement Among KTJ 360, LLC, Pillars Of Hermantown, LLC, And City Of Hermantown, And Authorizing The Mayor And City Clerk To Execute And Deliver The Agreement On Behalf Of The City Of Hermantown**

(motion, roll call)

Motion to approve 2025-160 Resolution Approving Consent To Assignment Of Development Agreement Among KTJ 360, LLC, Pillars Of Hermantown, LLC, And City Of Hermantown, And Authorizing The Mayor And City Clerk To Execute And Deliver The Agreement On Behalf Of The City Of Hermantown. This motion, made by Councilor Peterson and seconded by Councilor Hjelle, Carried.

Councilor John Geissler: Absent

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0, Absent: 1

13. **CLOSED SESSION**

14. **RECESS**

Meeting adjourned at 11:55 p.m.

ATTEST:

Mayor

City Clerk

CITY OF HERMANTOWN

CHECKS #72555-72613
10/16/2025 - 10/31/2025

PAYROLL CHECKS

Electronic Checks - #-63574-63619 \$105,425.81

Electronic Checks - #-63483-63567 \$146,680.91

LIABILITY CHECKS

Electronic Checks - #-63568-63573 \$81,660.74

Electronic Checks - #-63474-63482 \$98,241.07

Checks - #72555 \$1,376.32

Checks - #72608-72613 \$7,592.31

PAYROLL EXPENSE TOTAL \$440,977.16

ACCOUNTS PAYABLE

Checks - #72558-72607 \$160,034.39

Electronic Payments #-97725-97747 \$233,877.74

ACCOUNTS PAYABLE TOTAL \$393,912.13

TOTAL \$834,889.29

CITY OF HERMANTOWN, MN 10/16/2025-10/31/2025
Check # is between 72558 and 72607 or Check # is between -97747 and -97725

10/29/2025

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	212200	Credit Card Payable	FIRST BANKCARD	Crace Lodging	790.95	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	SJohnson Best Buy	629.97	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Holmes Walmart	15.65	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Crace Outerwear	94.36	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp USPS	13.85	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Holmes OfficeMax	281.68	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	AProuse Good Ol' Days Resort	140.48	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Sam's	17.04	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	SJohnson Minn Fire Svc Cert	288.75	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	SJohnson Kwik Trip	86.28	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp USPS	6.70	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp Amazon	208.49	-97747
601	212200	Credit Card Payable	FIRST BANKCARD	PSenst Adobe	10.88	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Sam's	168.06	-97747
602	212200	Credit Card Payable	FIRST BANKCARD	PSenst Adobe	10.88	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Sam's	40.96	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Crace Travel Meal	10.54	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp Amazon	15.46	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Sam's	5.68	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Crace Floor Display	2,037.74	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch State Chem	689.31	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Crace Dog Food	1,119.86	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	SJohnson Apple	0.99	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	LHedin Travel meals	762.64	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Gottschald Training Meals	713.23	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch ICC	11.60	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp Amazon	12.88	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch ICC	20.58	-97747
602	212200	Credit Card Payable	FIRST BANKCARD	Orme Zoom	5.48	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Gottschald Tire Repair	205.51	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	JESTERBROOKS BARRON CTY WASTE	51.50	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	ZGraves My-Lor	87.25	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	ZGraves Amazon	15.91	-97747
601	212200	Credit Card Payable	FIRST BANKCARD	Orme Zoom	5.48	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	ZGraves Luminary Global	1,000.00	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	JESTERBROOKS TRAVEL MEAL	9.78	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	ZGraves Amazon	237.18	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	GPFEIFFER RAY ALLEN MFG	193.14	-97747

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	212200	Credit Card Payable	FIRST BANKCARD	Crace Amazon	21.98	-97747
601	212200	Credit Card Payable	FIRST BANKCARD	ABJONSKAAAS SAWMILL	97.79	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Jmulder Country Inn	134.22	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	ZGraves Amazon	530.64	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	LHedin Kwik Trip fuel	447.02	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Rtowner Kwik Trip	34.86	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	PSenst STokke's	139.22	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	JENRIGHT KWIK TRIP	29.66	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	JPERNU KWIK TRIP	36.36	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	JSALO OUTERWEAR	273.15	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	PSENST WALMART	48.05	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	ZGraves Amazon	157.98	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Orme Zoom	16.45	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	GPFEIFFER PACKTRACK	280.00	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Jmulder Amazon	138.96	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	JESTERBROOKS BAER SOLUTIONS	38.49	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	EJOHNSON BCA TRAINING	300.00	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	Gottschald O'Reilly	72.42	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	MGUNDERSON TRAVEL MEALS	23.10	-97747
101	212200	Credit Card Payable	FIRST BANKCARD	ZGraves Amazon	44.16	-97747
601	494300	Water Distribution	CITY OF DULUTH COMFORT SYSTEMS	Sept 2025 Water Charges	108,182.51	-97746
101	431100	Street Department	KWIK TRIP EXTENDED NETWORK	Propane Exchange	25.02	-97745
101	421100	Police Administration	KWIK TRIP EXTENDED NETWORK	Car Wash PD	227.97	-97745
101	431100	Street Department	KWIK TRIP EXTENDED NETWORK	Gas Street	396.64	-97745
101	419901	City Hall & Police Building Maintenance	KWIK TRIP EXTENDED NETWORK	Gas Building	65.96	-97745
601	494300	Water Distribution	KWIK TRIP EXTENDED NETWORK	Gas Utility 60%	281.67	-97745
101	421100	Police Administration	KWIK TRIP EXTENDED NETWORK	Gas PD	4,030.65	-97745
101	452100	Parks	KWIK TRIP EXTENDED NETWORK	Gas Park	133.13	-97745
101	424100	Building Inspection	KWIK TRIP EXTENDED NETWORK	Gas Building Offical	98.33	-97745
602	494500	Sewer Maintenance	KWIK TRIP EXTENDED NETWORK	Gas Utility 40%	187.78	-97745
101	422100	Fire Administration	KWIK TRIP EXTENDED NETWORK	Gas FD	1,101.87	-97745
260	456101	Cable	MEDIACOM	Internet for Cameras - Fichtne	99.99	-97744
275	452200	Community Building	MN ENERGY RESOURCES CORP	Natural Gas EWC - Oct	3,039.60	-97743
101	431901	City Garage	MN ENERGY RESOURCES CORP	Natural Gas Comm Building - 09	27.32	-97743
101	422903	Firehall #3 Midway Road	MN POWER	FH #3 Midway/Rose	71.49	-97742
101	422901	Firehall #1 Maple Grove Road	MN POWER	City Hall/Police/Fire	2,157.13	-97742
602	494900	Sewer Administration and General	MN POWER	4971 Lightning Dr	119.77	-97742
101	452200	Community Building	MN POWER	Community Bldg	610.32	-97742

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
275	452200	Community Building	MN POWER	EWC Garage	26.18	-97742
101	422902	Firehall #2 Morris Thomas Road	MN POWER	FH #2 MorrisThomas & Stebner	99.58	-97742
601	494400	Water Administration and General	MN POWER	Water	663.46	-97742
601	494400	Water Administration and General	MN POWER	4971 Lightning Dr	179.66	-97742
605	431160	Street Lighting	MN POWER	Street Lights	436.30	-97742
101	431901	City Garage	MN POWER	4971 Lightning Dr	299.44	-97742
101	431901	City Garage	MN POWER	5255 Maple Grove Rd Garage	24.72	-97742
602	494900	Sewer Administration and General	MN POWER	Sewer	569.48	-97742
275	452200	Community Building	MN POWER	EWC Garage	14,173.59	-97742
101	452100	Parks	MN POWER	Parks	1,014.00	-97742
605	431160	Street Lighting	MN POWER	Traffic Lights	805.06	-97742
101	419901	City Hall & Police Building Maintenance	MN POWER	City Hall/Police/Fire	3,373.96	-97742
605	431160	Street Lighting	MN POWER	Street Lights	476.63	-97742
605	431160	Street Lighting	MN POWER	Street Lights	742.10	-97742
605	431160	Street Lighting	MN POWER	Street Lights	400.20	-97742
605	431160	Street Lighting	MN POWER	Overhead St Lights (33 @ \$10.2	480.24	-97742
605	431160	Street Lighting	MN POWER	Street Lights (Roundabout)	20.51	-97742
101	424100	Building Inspection	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	44.98	-97741
601	494400	Water Administration and General	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	74.83	-97741
602	494900	Sewer Administration and General	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	49.89	-97741
101	421100	Police Administration	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	112.68	-97741
101	452100	Parks	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	2.96	-97741
101	419100	Community Development	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	139.48	-97741
101	415300	Administration & Finance	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	280.43	-97741
602	494500	Sewer Maintenance	ACME TOOLS	Volt Meter for Lift Stations	304.24	-97740
101	431100	Street Department	ACME TOOLS	Repair Husky Chop Saws	107.98	-97740
101	421100	Police Administration	ADVANTAGE EMBLEM & SCREEN PRINTING INC	Patches - PD	100.13	-97739
101	421100	Police Administration	ADVANTAGE EMBLEM & SCREEN PRINTING INC	Patches - PD	426.20	-97739
101	431100	Street Department	BFIRST INDUSTRIAL	Plow Bolts	90.60	-97738
475	431150	Street Improvements	BOLTON & MENK, INC.	Hermantown/Lightning Dr Recons	20,442.50	-97737
232	465100	HEDA	BRAUN INTERTEC CORPORATION	Birch Hills Development	6,965.66	-97736
230	465100	HEDA	CREATIVE ARCADE	Website Monthly Maintenance	250.03	-97735
101	421100	Police Administration	EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Repair Soundoff Link	167.25	-97734
101	431100	Street Department	JMF CONSTRUCTION INC	Curb & Gutter - 25081 Getchell	14,163.39	-97733
101	431100	Street Department	M-R SIGN CO INC	Street Signs	169.02	-97732
101	214500	Escrow Deposits Payable	NASCAR TOWING, LLC	Erosion Control Refund	1,000.00	-97731
101	421100	Police Administration	SHRED-N-GO INC	Shredding Contract through 10/	161.30	-97730
601	494300	Water Distribution	WARNING LITES OF MINNESOTA	Sign Rental - Lavaque/Arrowhea	75.00	-97729

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
230	465100	HEDA	HTB PROJECT NAVIGATION, LLC	Hermantown Business Park - Sep	350.00	-97728
401	419901	City Hall & Police Building Maintenance	LHB INC	HVAC Design & Retrofit Monthly	5,701.50	-97727
101	452100	Parks	MENARD INC	Dead Bolts Returned - Stebner	-43.94	-97726
601	494300	Water Distribution	MENARD INC	Hard Hat - Drake	19.59	-97726
101	419901	City Hall & Police Building Maintenance	MENARD INC	Batteries	30.01	-97726
101	452100	Parks	MENARD INC	Marine Antifreeze - Winterizat	82.46	-97726
101	419901	City Hall & Police Building Maintenance	MENARD INC	Air Hose/Tire Cement & Plugs	69.56	-97726
101	431100	Street Department	MENARD INC	Tie Wire	53.94	-97726
101	452100	Parks	MENARD INC	Winterization Fittings	34.48	-97726
101	452100	Parks	MENARD INC	Dead Bolts - Stebner	43.94	-97726
101	452100	Parks	MENARD INC	Dead Bolts - Stebner	83.96	-97726
101	421100	Police Administration	MENARD INC	Office Supplies	362.73	-97726
101	422100	Fire Administration	VC3, INC.	Quarterly Billing Oct-Dec 2025	2,056.20	-97725
101	413100	Mayor	VC3, INC.	Quarterly Billing Oct-Dec 2025	342.70	-97725
101	421100	Police Administration	VC3, INC.	SIEM/SOAR - Oct	2,672.16	-97725
101	421100	Police Administration	VC3, INC.	Quarterly Billing Oct-Dec 2025	10,113.52	-97725
101	415300	Administration & Finance	VC3, INC.	Quarterly Billing Oct-Dec 2025	3,426.99	-97725
601	494400	Water Administration and General	VC3, INC.	Quarterly Billing Oct-Dec 2025	514.05	-97725
101	417200	Communications	VC3, INC.	Quarterly Billing Oct-Dec 2025	1,028.10	-97725
101	424100	Building Inspection	VC3, INC.	Quarterly Billing Oct-Dec 2025	685.40	-97725
101	419100	Community Development	VC3, INC.	Quarterly Billing Oct-Dec 2025	514.05	-97725
602	494900	Sewer Administration and General	VC3, INC.	Quarterly Billing Oct-Dec 2025	342.70	-97725
101	411100	Council	VC3, INC.	Quarterly Billing Oct-Dec 2025	1,370.80	-97725
101	431100	Street Department	VC3, INC.	Quarterly Billing Oct-Dec 2025	1,370.80	-97725
462	465120	Economic Development	KTJ 360	1st Half City Tax Abatement fo	47,746.66	72558
101	214500	Escrow Deposits Payable	ANDREW GENEREAU CONSTRUCTION	Erosion Control Refund	500.00	72559
101	431901	City Garage	BOLTZ ELECTRIC LLC	Wire 220 Outlet @ Shop for Pot	1,071.34	72560
101	214500	Escrow Deposits Payable	BRIGHT, JASON	Erosion Control Refund	500.00	72561
101	421100	Police Administration	BUREAU CRIMINAL APPREHENSION	CJDN Access Fee (BCA) - Jul 20	600.00	72562
101	214500	Escrow Deposits Payable	CAMPING WORLD	Erosion Control Refund	500.00	72563
101	431901	City Garage	CINTAS CORPORATION	1st Aid Cabinets	128.55	72564
101	431100	Street Department	CINTAS CORPORATION	Uniforms	7.92	72564
101	431100	Street Department	CINTAS CORPORATION	Uniforms	40.87	72564
101	431901	City Garage	CINTAS CORPORATION	Mats/Supplies	62.23	72564
101	431100	Street Department	CINTAS CORPORATION	Uniforms	7.92	72564
101	431901	City Garage	CINTAS CORPORATION	Mats/Supplies	42.55	72564
101	431100	Street Department	CINTAS CORPORATION	Uniforms	19.07	72564
601	494300	Water Distribution	CORE & MAIN LP	Water Service Check Valves	707.56	72565

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	431100	Street Department	CRAFCO, INC.	Mastic Machine for Water Valve	3,375.00	72566
101	415300	Administration & Finance	CUNNINGHAM, DANA	Renewal of CPA License MN BOA	102.00	72567
101	214500	Escrow Deposits Payable	DOBLAR, ROBERT	Erosion Control Refund	500.00	72568
101	214500	Escrow Deposits Payable	DULUTH ELECTRICAL CONTRACTING, INC.	Erosion Control Refund	500.00	72569
101	214500	Escrow Deposits Payable	EDBERG, WILL	Erosion Control Refund	500.00	72570
101	415300	Administration & Finance	EHLERS & ASSOCIATES INC	2025 Financial Management Plan	295.00	72571
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Marking Paint	439.92	72572
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Water Main Valves	10,709.18	72572
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Water Valve Box Parts	3,461.87	72572
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Water Main Valve	4,093.05	72572
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Water Service Repair Parts	421.98	72572
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Hydrant Extension Kits	3,540.00	72572
602	494500	Sewer Maintenance	FERGUSON WATERWORKS #2516	Marking Paint	439.92	72572
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Curb/Flare Stop	943.00	72572
101	422100	Fire Administration	FIRE SAFETY USA	Door Repair Ladder 1	126.05	72573
101	422100	Fire Administration	FIRE SAFETY USA	Maintenance Ladder 1	607.75	72573
602	494500	Sewer Maintenance	GPM, INC.	Lift Station Socket for Pumps	1,273.68	72574
101	419901	City Hall & Police Building Maintenance	GREAT LAKES ELECTRICAL EQUIPMENT CO INC	Lights for Training Center Hal	98.00	72575
101	415300	Administration & Finance	HERMANTOWN STAR LLC	Sep 15, 2025 Minutes	66.00	72576
101	214500	Escrow Deposits Payable	JOHNSON, BRAD	Erosion Control Refund	500.00	72577
101	214500	Escrow Deposits Payable	KANGAS, KEVIN	Erosion Control Refund	500.00	72578
101	214500	Escrow Deposits Payable	KAPELLA, BRENDON	Erosion Control Refund	500.00	72579
415	465200	Community Development	KFI ENGINEERS	Northstar Ford Arena	742.00	72580
101	214500	Escrow Deposits Payable	KOLQUIST, BRETT	Erosion Control Refund	500.00	72581
603	441100	Storm Water	KTM PAVING INC	Patching - Getchell Rd	9,650.51	72582
603	441100	Storm Water	KTM PAVING INC	Patching - Arrowhead Rd	10,068.28	72582
101	452100	Parks	LAKEHEAD TRUCKING INC	Ballfield Aggregate - Field 3	1,706.80	72583
101	214500	Escrow Deposits Payable	LUNDQUIST, JAMESON & MIA	Erosion Control Refund	500.00	72584
101	214500	Escrow Deposits Payable	MERCIER, SCOTT	Erosion Control Refund	500.00	72585
101	431100	Street Department	MINARDI LUMBER AND MILLWORK	Sideboard Lumber	284.63	72586
602	494500	Sewer Maintenance	MN RURAL WATER ASSN	Associate Membership 12/2025-1	212.50	72587
601	494300	Water Distribution	MN RURAL WATER ASSN	Associate Membership 12/2025-1	212.50	72587
101	424100	Building Inspection	NAPA AUTO PARTS	Tire Rep Stl Rad Kit	8.33	72588
101	431100	Street Department	NAPA AUTO PARTS	Filters - H2 & H3	121.75	72588
101	424100	Building Inspection	NAPA AUTO PARTS	Performance Tool Wheel Step	116.98	72588
101	424100	Building Inspection	NAPA AUTO PARTS	Motor Oil - H28	38.76	72588
101	431100	Street Department	NAPA AUTO PARTS	Aluminum Cleaner	23.64	72588
101	214500	Escrow Deposits Payable	NORDSKI CONSTRUCTION	Erosion Control Refund	1,000.00	72589

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	214500	Escrow Deposits Payable	NORTHERN NATURAL GAS-PROSOURCE TECHNOLOG	Erosion Control Refund	500.00	72590
601	494300	Water Distribution	PACE ANALYTICAL SERVICES, LLC	Drinking Water Testing	419.00	72591
601	494300	Water Distribution	PACE ANALYTICAL SERVICES, LLC	Drinking Water Testing	300.00	72591
601	494300	Water Distribution	PACE ANALYTICAL SERVICES, LLC	Drinking Water Testing	941.00	72591
101	214500	Escrow Deposits Payable	PATRIOT PROPERTIES OF HERMANTOWN	Erosion Control Refund	500.00	72592
101	214500	Escrow Deposits Payable	PELKEY, TODD	Erosion Control Refund	500.00	72593
101	431100	Street Department	POMP'S TIRE SERVICE INC	Grader Tire Repair	568.90	72594
101	431100	Street Department	RANGEL, TEODORO	Reimburse Safety Boots	100.22	72595
602	494500	Sewer Maintenance	RANGEL, TEODORO	Reimburse Safety Boots	50.11	72595
601	494300	Water Distribution	RANGEL, TEODORO	Reimburse Safety Boots	50.11	72595
232	465100	HEDA	SHORT ELLIOTT HENDRICKSON INC	Birch Hills Neighborhood Devel	23,736.00	72596
230	214500	Escrow Deposits Payable	SHORT ELLIOTT HENDRICKSON INC	HERMT Water System Modeling	1,650.83	72596
101	431100	Street Department	SMYRNA READY MIX CONCRETE	Washed Sand	3,966.34	72597
101	431100	Street Department	SMYRNA READY MIX CONCRETE	Washed Sand	4,650.66	72597
101	214500	Escrow Deposits Payable	SNYDER, WENDY	Erosion Control Refund	125.00	72598
101	214500	Escrow Deposits Payable	STOKKE, SHAIINE	Erosion Control Refund	500.00	72599
101	421100	Police Administration	STREICHER'S	Jacket/Name Tag	117.99	72600
101	421100	Police Administration	STREICHER'S	Ammo	754.00	72600
101	421100	Police Administration	STREICHER'S	Jacket/Name Tag	117.99	72600
101	421100	Police Administration	STREICHER'S	Jacket/Name Tag	117.99	72600
101	452100	Parks	SUNBELT RENTALS, INC.	Air Compressor Rental - Stebne	467.80	72601
101	214500	Escrow Deposits Payable	TITAN MACHINERY	Erosion Control Refund	500.00	72602
101	214500	Escrow Deposits Payable	TRACEY, MICHAEL	Erosion Control Refund	500.00	72603
101	431100	Street Department	TRANSWEST TRUCKS SUPERIOR	Filters - H1	405.38	72604
101	431100	Street Department	TRANSWEST TRUCKS SUPERIOR	Filters	328.82	72604
101	431100	Street Department	TRANSWEST TRUCKS SUPERIOR	Filters - H4	405.38	72604
101	421100	Police Administration	TROY'S SERVICE CENTER	Tires- SQD 15	1,022.57	72605
101	421100	Police Administration	TROY'S SERVICE CENTER	Brakes - SQD 18	511.85	72605
601	494300	Water Distribution	UNITED RENTALS (NORTH AMERICA) INC	Plate Tamper Rental - Valves	1,506.00	72606
101	415300	Administration & Finance	DOCUSIGN, INC.	IAM Professional 08/2025 - 26	2,053.34	72607
601	494300	Water Distribution	DOCUSIGN, INC.	IAM Professional 08/2025 - 26	1,026.68	72607
602	494500	Sewer Maintenance	DOCUSIGN, INC.	IAM Professional 08/2025 - 26	1,026.68	72607

Totals: 222 records printed

393,912.13



CITY COUNCIL MEETING DATE: November 3, 2025

TO: Mayor & City Council

FROM: Trish Crego, Utility and Infrastructure Director

SUBJECT: Ordinance Amending Chapter 3, Public Property

☐ **RESOLUTION:** ☒ **ORDINANCE:** 2025-19 ☐ **OTHER:**

REQUESTED ACTION

First reading of Ordinance Amending Chapter 3, Public Property, by updating the accepted and opened streets and roads.

BACKGROUND

This was last updated in 2021. Since 2021 we have added several Roads. The attached Exhibit A has these changes highlighted in yellow.

SOURCE OF FUNDS (if applicable)

ATTACHMENTS

Ordinance
Exhibit A Section 350- Rev. 2025.

Ordinance No. 2025-19

The City Council of the City of Hermantown does ordain:

**AN ORDINANCE AMENDING HERMANTOWN
CODE OF ORDINANCES BY AMENDING SECTION 350,
ACCEPTED AND OPENED STREETS AND ROADS**

Section 1. Purpose and Intent. The purpose and intent of this Ordinance is to update the accepted and opened streets and roads.

Section 2. Amendment to Chapter 3. Chapter 3, Public Property, of the City of Hermantown Code of Ordinances is hereby amended by updating Section 350, Accepted and Opened Streets and Roads, to read as shown on Exhibit A attached hereto.

Section 3. Amendment to be Inserted in Code. After the amendment made by this ordinance becomes effective, it shall be inserted in the appropriate place in the Hermantown City Code.

Section 4. Effective Date. The provisions of this Ordinance shall be effective after adoption and immediately upon publication once in the official newspaper of the City of Hermantown.

Dated: November 17, 2025

Mayor

Attest:

City Clerk

Adopted: November 17, 2025

Published: _____

Effective Date: _____

EXHIBIT A

City of Hermantown

2025 Road Inventory

Quadrant	Road Name	Road Section	Surface	Length (Miles)
NW	Abrahamson Rd	TH 53 - N 0.128 miles	Gravel	0.272
NE	Adrian Ln	Stebner - E 1.004 miles	Bit.	0.261
NE	Airport Rd	HWY 53 - Airport	Grass	0.030
SE	Alder Ave	County Road - N 0.247 miles	Bit.	0.073
SE	Alexander Rd	Morris Thomas-Portland	Bit.	0.501
SW	Almquist Rd	Hwy 2-Hermantown	Gravel	0.917
SE	Anderson Rd	Getchell-Stebner	Bit.	0.546
SE	Anderson Rd	Dead End Getchell - W 0.057 miles	Gravel	0.259
SE	Anderson Rd	Stebner-Haines	Bit.	0.951
SE	Arthur Ln	Hermantown-Keene Creek	Bit.	0.079
NE	Beaver Creek Rd	Lavaque - W 0.501 miles	Bit.	0.206
SE	Benson Rd	Lavaque - E 0.288 miles	Gravel	0.236
SE	Berkeley Rd	Haines - W 0.217 miles	Bit.	0.310
SE	Birch Rd	Morris Thomas - S 0.053 miles	Gravel	0.249
NW	Birch Valley Rd	Arrowhead - S 0.466 miles	Bit.	0.372
NE	Bullyan Dr	Sugar Maple-Bullyan	Bit.	0.060
SE	Bush Dr	County Road - N 0.231 miles	Bit.	0.080
SE	Carlson St	Alexander-Haines	Bit.	0.122
NE	Cedar Ridge Dr	Grouse Ridge - E 1.103 miles	Bit.	0.231
SE	Chris Dr	Garden Park - E 0.38 miles	Gravel	0.128
NE	Cirrus Dr	TH 53-Airport	Bit.	0.312
NW	Cold Creek Ln	Hagberg Rd North	Gravel	0.250
SE	Copley Rd	Morris Thomas-Berkeley	Bit.	0.500
SE	Country Lane	Country Road - S 0.379 miles	Bit.	0.332
SE	Country Road	Lavaque - W 0.377 miles	Bit.	0.498
NE	Creekwood Place	Trails End - N 0.4 miles	Bit.	0.075
NW	Dahl Rd	Arrowhead - N 0.546 miles	Bit.	0.125
SE	Dana Rd	Morris Thomas - S 0.121 miles	Bit.	0.159
NE	Eagle Dr	Kingswood-Falcon	Bit.	0.148
NE	Evee Dr.	Haines RD	Bit.	0.250
NE	Falcon Dr	Ugstad - E 0.07 miles	Bit.	0.319
SW	Five Corners Rd	Hermantown-Maple Grove	Gravel	1.144
SE	Foxborrow	Lavaque Rd	Gravel	0.250

NE	Frontier Way	Haines - W 0.087 miles	Bit.	0.113
SE	Garden Park Dr	St Louis River Rd-Maple Dr	Gravel	0.180
NE	Getchell Rd	Arrowhead-Trails End	Bit.	0.400
SE	Getchell Rd	Stebner-Morris Thomas	Bit.	0.970
SE	Getchell Rd	Maple Grove - Lightning	Gravel	0.372
SE	Getchell Rd	Anderson-Maple Grove	Bit.	0.850
SE	Getchell Rd	Hermantown-Anderson	Bit.	0.480
SE	Getchell Rd	Anderson-Red Cedar	Gravel	0.150
SE	Getchell Rd	Morris Thomas - Hermantown	Gravel	0.524
SE	Greystone	Stebner - W 0.119 miles	Bit.	0.393
NE	Grouse Ridge Dr	Arrowhead - N 0.363 miles	Bit.	0.379
NW	Hagberg Rd	Midway - E & W 0.18 miles	Gravel	1.372
SW	Hahn Rd	Hwy 2 - N 0.9 miles	Gravel	0.180
NE	Heartwood Ln	Arrowhead - S 2.72 miles	Bit.	0.261
SE	Hermantown Rd	Stebner-Okerstrom	Bit.	0.500
SE	Hermantown Rd	Ugstad-Lavaque	Bit.	1.180
SE	Hermantown Rd	Okerstrom-Haines	Bit.	0.500
SE	Hermantown Rd	Lavaque-Stebner	Bit.	1.080
SW	Hermantown Rd	Lindahl-Ugstad	Bit.	1.000
SW	Hermantown Rd	HWY 2-Midway	Bit.	1.060
SW	Hermantown Rd	Midway-Lindahl	Bit.	0.900
SE	Hidden Creek Ave	Whitepine - Red Cedar	Bit.	0.250
NW	Jackson Dr.	Washington Dr	Bit.	0.500
NW	Jamebard Rd	Midway - W of	Gravel	0.466
NW	Jamie Dr	Joshua - N 0.97 miles	Bit.	0.280
NW	Jefferson	McKinley- S.	Bit.	0.170
NW	Jenny Farms Ln	Maple Grove Road- N.	Bit.	0.030
NW	Joey	Dahl Rd - E of	Bit.	0.153
SE	Johnson Rd	Morris Thomas-Portland	Bit.	0.578
NE	Jonan	E and W of Getchell	Bit.	0.203
NW	Joshua Ln	Dahl Rd - W 1.18 miles	Bit.	0.050
SE	Kenroy Rd	Anderson - S 0.372 miles	Gravel	0.366
NE	Kingswood Ln	Rebecca-Eagle	Bit.	0.181
NE	Lavaque Junction Rd	Ugstad-Lavaque	Bit.	1.004
NE	Lightning Dr	Stebner - W to Thunderchief Ln.	Bit.	0.210
NE	Lightning Dr	Thunderchief Ln - Getchell	Gravel	0.300
SE	Linda Rd	Morris Thomas - N 0.5 miles	Bit.	0.243
NW	Lindahl Rd	TH 53 - N 0.082 miles	Bit.	0.440

NW	Lindahl Rd	Arrowhead - N 0.319 miles	Gravel	0.397
NW	Lindahl Rd	Maple Grove-Arrowhead	Gravel	1.000
NW	Lindahl Rd	Hwy 53/South	Gravel	0.250
SW	Lindahl Rd	HWY 2-Morris Thomas (Dead End @ Creek)	Gravel	0.662
SW	Lindahl Rd	Hermantown-Maple Grove	Gravel	0.999
NE	Lindgren Rd	Loberg-Haines	Bit.	0.070
NE	Lindgren Rd	E and W of Loberg	Gravel	0.363
NE	Loberg Rd	Maple Grove - Hwy 53	Bit.	0.830
NE	Market Street	Loberg-Haines	Bit.	0.250
NE	Market Street	Loberg – Westberg	Bit	0.0250
NE	Maribe Dr	Getchell - E 0.159 miles	Bit.	0.089
NE	Marko Dr	Getchell - E 0.393 miles	Bit.	0.087
SE	Mary Ln Dr	Haines - W 0.125 miles	Gravel	0.319
NW	McKinley Dr	Washington Dr	Bit.	0.500
NE	Menard Dr	Arrowhead - N 0.578 miles	Bit.	0.121
SE	Merganser Ln	Peyton Dr - Oak Ridge Dr	Bit.	0.150
SW	Misty Morning Dr	Maple Grove - S 0.259 miles	Bit.	0.225
NE	Norway Pines Pl	HWY 53 -N 0.234 miles	Bit.	0.160
SE	Oak Ridge Dr	Stebner - E 1.08 miles	Bit.	0.457
SE	Okerstrom Rd	Morris Thomas - S 0.05 miles	Gravel	0.245
SE	Okerstrom Rd	Hermantown-Anderson	Bit.	0.283
SE	Okerstrom Rd	Morris Thomas-Hermantown	Gravel	0.720
SE	Okerstrom Rd	Anderson - N 0.153 miles	Gravel	0.132
SW	Old Hwy 2	Midway Rd West-Hwy 2	Gravel	1.103
SW	Old Hwy 2	Midway Rd. East to Dead End	Gravel	0.320
SW	Old Midway	Midway-Midway	Bit.	0.988
SE	Park Dr	Youngdahl-Sheridan	Gravel	0.085
SE	Peyton Dr	Stebner - E	Bit.	0.350
SE	Peyton Ln	Peyton Dr- S	Bit.	0.050
SE	Portland Rd	Johnson-Haines	Bit.	0.243
NE	Prospect Blvd	Market St. - N 0.374 miles	Bit.	0.083
SE	Radar Rd	Stebner - W 0.272 miles	Gravel	0.174
SE	Radar Rd	Getchell - W 0.397 miles	Gravel	0.250
NE	Rebecca Rd	Arrowhead-Kingswood	Bit.	0.144
SE	Red Cedar St	Getchell - W 0.524 miles	Bit.	0.234
SE	Red Oak Circle	Whitetail - W 0.366 miles	Bit.	0.082
SE	Reinke Rd	Hermantown-Maple Grove	Gravel	1.065

NE	Richard Dr.	Maple Grove	Bit.	0.250
NE	Ridge Circle	Terrace - S 0.261 miles	Bit.	0.056
NW	Roosevelt Dr	Ugstad - W 0.287 miles	Bit.	0.472
NW	Rose Rd	Solway-Midway	Bit.	1.016
NW	Rose Rd	TH 53 - W 0.085 miles	Gravel	0.163
NW	Rose Rd	Midway - E 0.166 miles	Gravel	0.393
NW	Rose Rd	Midway E-0.180	Bit.	0.180
NE	Sams Dr.	Richard Dr.	Bit.	0.250
SW	Sangstrom Rd	Maple Grove - S 5.232 miles	Gravel	0.611
SE	Secora Rd	Wagner - S 0.163 miles	Gravel	0.253
NE	Service Rd (Miner's)	Hwy #53 East of Lavaque	Bit.	0.500
NE	Service Rd (Chalet)	Hwy #53 East of Stebner	Bit.	0.500
SE	Shelby Rd	Getchell-Stebner	Bit.	0.287
SE	Sheridan Rd	Park-Lavaque	Gravel	0.166
NE	Silver Leaf St	Lavaque-Sugar Maple	Bit.	0.435
SW	Splitrail Dr	Ugstad - W 0.174 miles	Bit.	0.199
NE	Stebner	Maple Grove - Hwy #53	Bit.	1.500
SE	Stebner	Morris Thomas-Hermantown	Bit.	0.730
SE	Stebner	Anderson-Maple Grove	Bit.	1.000
SE	Stebner	Hermantown-Anderson	Bit.	0.280
SE	Sterling Pond Pl	Greystone - S 0.06 miles	Bit.	0.053
NE	Sugar Maple Dr	Th 53 - S 0.148 miles	Bit.	0.597
NE	Sundby Rd	Air Base-Swan lake	Bit.	0.259
SW	Sunnyview Rd	Ugstad - W 0.18 miles	Gravel	0.217
NE	Swan Lake Rd	Sundby-Haines	Bit.	0.340
SE	Teal Lane	Peyton Dr- S	Bit.	0.070
NE	Terrace Circle	Stebner - E 0.203 miles	Bit.	0.308
NW	Thielke Circle	W. Arrowhead -N.	Bit.	0.0120
SE	Thompson Rd	Lavaque-Getchell	Bit.	0.591
NE	Thunderchief Ln	Stebner - W 0.14 miles	Gravel	0.105
NE	Timber Hill Ct	Sugar Maple - E 0.181 miles	Bit.	0.057
NE	Trails End Dr	Getchell-Trailwood	Bit.	0.636
NE	Trailwood St	Stebner-Trails End	Bit.	0.119
NW	Truman Drive	Ugstad-Jefferson	Bit.	0.0330
NE	Twin Pines St	Ugstad - E 0.144 miles	Bit.	0.221
SW	Ugstad	Hwy.#53-St.Louis Rover Road	Bit.	5.232
NW	Vaux Rd	TH 53 - N 0.312 miles	Bit.	0.140
NW	W. Arrowhead Rd	Midway-Hwy#53	Bit.	5.500

NW	W. Arrowhead Rd	Midway-Solway	Gravel	1.000
SE	Wagner Rd	Lavaque - W 0.48 miles	Gravel	0.247
SW	Wargin Rd	Morris Thomas - S 0.662 miles	Gravel	0.312
NW	Washington Dr.	Roosevelt Dr	Bit.	0.500
NW	Welsh Rd	Hagberg Rd North	Gravel	0.250
NE	West Pond Dr	Adrian-Terrace	Bit.	0.164
NE	Westberg Rd	Maple Grove Rd – Market St.	Bit.	0.380
NW	Westwood Rd	Arrowhead - S 0.122 miles	Bit.	0.244
SE	White Pine St	Getchell	Bit.	0.500
SE	Whitetail Dr	Maple Grove-Stebner	Bit.	0.312
SE	Wildrose Trail	Getchell - W 0.083 miles	Bit.	0.374
SE	Willow Place	Red Cedar - N 0.597 miles	Bit.	0.067
NE	Woodridge Dr	Stebner - E 0.308 miles	Bit.	0.253
SE	Wood Duck Ln	Peyton Dr- S	Bit.	0.040
SE	Youngdahl Rd	Park - W 0.457 miles	Gravel	0.180

Resolution No. 2025-161

**Resolution Adopting Final Assessment Roll For Road Improvement District No. 541 & 542
(Hermantown Road & Bridge and Old Midway Road)**

WHEREAS, pursuant to proper notice duly given as required by the law, the City Council held a hearing on the proposed assessment roll for the construction of Road Improvement District No. 541 & 542 (Hermantown Road & Bridge and Old Midway Road) (“Project”); and

WHEREAS, prior to or at such hearing, written and oral objections to the proposed assessment were received from the following parties:

- a. Jonathan Thornton and Jenny Thornton (“Thornton”) with respect to the assessment against property owned by them which property has been assigned PID Number 395-0010-05242 (“Thornton Parcel”);
- b. Jonathan Thornton and Jenny Thornton (“Thornton”) with respect to the assessment against property owned by them which property has been assigned PID 395-0010-05755 (“Thornton Parcel 2”);
- c. Sally Tesdahl and Harold Tesdahl (“Tesdahl”) with respect to the assessment against property owned by them which property has been assigned PID 395-0010-05300 (“Tesdahl Parcel”);
- d. Timothy White and Monica White (“White”) with respect to the assessment against the property owned by them which property has been assigned PID 395-0010-05734 and 395-0010-05738 (“White Parcels”);
- e. Brian Lamphier (“Lamphier”) with respect to the assessment against the property owned by him which property has been assigned PID 395-0010-05756 (Lamphier Parcel”);
- f. Paul Pearson and Jaime Pearson (“Pearson”) with respect to the assessment against the property owned by them which property has been assigned PID 395-0010-08420 (“Pearson Parcel”);
- g. Dennis Lofald and Deborah Lofald (“Lofald”) with respect to the assessment against the property owned by them which property has been assigned PID 395-0010-08494 (“Lofald Parcel”);
- h. Michael Kochendorfer (“Kochendorfer”) with respect to the assessment against the property owed by him which property has been assigned PID 395-0010-08495 (“Kochendorfer Parcel”);
- i. Michael and Loriane Lofald (“M. Lofald”) with respect to the assessment against the property owed by him which property has been assigned PID 395-0010-08633 (“M. Lofald Parcel”);
- j. Sarah Lofald and Richard Hilton (“Hilton”) with respect to the assessment against the property owned by them which property has been assigned PID 395-0010-08635 (“Hilton Parcel”);
- k. James Thorstensen and Debra Thorstensen (“Thorstensen”) with respect to the assessment against the property owned by them which property has been assigned PID 395-0010-08895 (“Thorstensen Parcel”);

- l. Andrew Williams and Erica Williams (“Williams”) with respect to the assessment against the property owned by them which property has been assigned PID 395-0010-08900 (“Williams Parcel”);
- m. Jonathan Semmelroth (“Semmelroth”) with respect to the assessment against the property owned by him which property has been assigned PID 395-0049-00070 (“Semmelroth Parcel”);
- n. David Thornton and Janet Thornton (“D & J Thornton”) with respect to the assessment against the property owned by them which property has been assigned PID 395-0010-05241 (“D & J Thornton Parcel”);
- o. Jeff Gilbert with respect to the assessment against the property owned by him which property has been assigned PID 395-0010-08692 (“Gilbert Parcel”)
- p. Nathan and Rebecca Gilbertson with respect to the assessment against the property owned by them which property has been assigned PID 395-0010-08952 (“Gilbertson Parcel”)
- q. Rachel Lantto with respect to the assessment against the property owned by her which property has been assigned PID 395-0010-05799 (“Lantto Parcel”)
- r. John and Nicole Lofald with respect to the assessment against the property owned by them which property has been assigned PID 395-0010-08630 (“J & N Lofald Parcel”) and
- s. Attorney Benjamin Loetscher (“Loetscher”) with respect to the assessments against the properties at PID 395-0010-05310, 395-0010-08640, 395-0010-08670, 395-0010-05743, 395-0010-08491, 395-0010-05735, 395-0010-05795, 395-0010-05320, 395-0010-05531, 395-0010-05460, 395-0010-05565, 395-0049-00220, 395-0010-05290, 395-0010-08406, 395-0010-05326, 395-0049-00300, 395-0010-08674, 395-0010-08644, 395-0010-08892, 395-0049-00180, 395-0049-00170, 395-0010-08642, 395-0010-08885, 395-0010-05790, 395-0010-08886, 395-0049-00230, & 395-0010-08675 (“Loetscher Parcels”).

WHEREAS, a copy of the written objections and objection hearings agenda are on file with the City Clerk, and

WHEREAS, no other written objections to the proposed assessment roll were received at or prior to the hearing from any other party affected by the assessment; and

WHEREAS, the City Council, having received and considered all of the evidence presented to it at the assessment hearing and the objection hearings, and upon the entire City file in this matter, hereby makes the following:

FINDINGS OF FACT

1. Due and proper notice of the assessment hearings was given to the landowners and other parties affected by the assessment.
2. Due and proper notice of the adjourned hearings was given to the parties objecting to such assessment roll.

3. The methodology followed by the City in determining the amount to be assessed against the affected properties was and is fair, equitable, and reasonable.
4. The amount assessed against the affected properties was and is based upon benefits received by the various properties and the amount assessed against any particular parcel of property does not exceed the benefits received by such parcel of property.
5. With respect to the Thornton Parcel:
 - a. The benefits received by the Thornton Parcel is supported by the Assessment Analysis Report from F.I. Salter (“Report”).
6. With respect to the Thornton Parcel 2:
 - a. The benefits received by the Thornton Parcel 2 is supported by the Report.
7. With respect to the Tesdahl Parcel:
 - a. The benefits received by the Tesdahl Parcel is supported by the Report.
 - b. The fact that water and sewer service was not included in the project does not invalidate the benefit received.
 - c. Agree that the road repair was needed.
8. With respect to the White Parcels:
 - a. The ditches, culverts, landscaping, driveway pad, mailboxes, and road work was a tangible improvement to the property.
 - b. The additional driveway entrance was a benefit to the Parcels.
 - c. The Report was performed by a professional appraiser and supports the benefit received.
 - d. Agree that the lack of potholes makes the road easier to drive on.
9. With respect to the Lamphier Parcel:
 - a. Agree that the unimproved road was in dire need of repair.
 - b. The Report supports the benefit received.
10. With respect to the Pearson Parcel:
 - a. The assessment is legally justified under Minnesota law.
 - b. Agree that the road needed to be repaired.
10. With respect to the Lofald Parcel:
 - a. Agrees that the road need to be repaired.
 - b. The trees in question were in the ROW and needed to be removed as part of the project.
11. With respect to the Kochendorfer Parcel:
 - a. The Report supports the benefit received.
12. With respect to the M. Lofald Parcel:
 - a. The assessment process was fair and legal under Minnesota Law.
 - b. Agree that the unimproved road was in bad shape.
13. With respect to the Hilton Parcel:
 - a. The city offered deferrals for qualified individuals.
 - b. The parcel was benefited by the road improvement as documented in the Report.
 - c. The road improvement project has been completed.
14. With respect to the Thorstensen Parcel:
 - a. The city offered deferrals for qualified individuals.

- b. The road improvement project has been completed.
- 15. With respect to the Williams Parcel:
 - a. The assessment process was carried out as provided under Minnesota Law.
 - b. The width of the parcel was considered in the Report.
 - c. The signage was designed by the project engineer.
- 16. With respect to the Semmelroth Parcel:
 - a. The concerns regarding the driveway were addressed by the project engineer.
- 17. With respect to the D & J Thornton Parcel:
 - a. The Report supports the benefits received.
- 18. With respect to the Gilbert Parcel:
 - a. The benefits received by the Gilbert Parcel is supported by the Report.
 - b. The fact that water and sewer service was not included in the project does not invalidate the benefit received.
- 19. With respect to the Gilbertson Parcel:
 - a. The benefits received by the Gilbertson Parcel is supported by the Report.
- 20. With respect to the Lantto Parcel:
 - a. Rachel Lantto did not appear at the individual objection hearing.
 - b. The benefits received by the Lantto Parcel is supported by the Report.
- 21. With respect to the J & N Lofald Parcel:
 - a. John and Nicole Lofald did not appear at the individual objection hearing.
 - b. The benefits received by the J & N Lofald Parcel is supported by the Report.
- 22. With respect to the Loetscher Parcels:
 - a. The work being assessed for is appropriate under Minnesota Law.
 - b. The Report supports the benefits received.
 - c. The Minnesota Legislature has authorized the assessment for local improvement under Minnesota Statutes Chapter 429. The legislature is the proper body to change the current state law regarding special assessments.
 - d. The Report supports the benefits received.

On the basis of the foregoing Findings of Fact, which are hereby adopted, the City Council of the City of Hermantown is hereby resolved as follows:

- 1. The final assessment roll attached hereto as Exhibit A is hereby adopted and shall constitute the special assessment against each piece and parcel of property named therein.
- 2. Such assessment shall be payable as follows:
 - a. The assessments listed on the assessment roll attached hereto as Exhibit B shall be payable in equal annual installments, including principal and interest, extending over a period of fifteen (15) years, with interest at the rate of five and a half (5.5%) per annum, from and after December 31, 2025 in an amount annually required to pay the principal over such period at such interest rate. The first of such installments is to be paid with the general taxes for the year 2025, collectible with such taxes during the year 2002.
 - b. The owner of any property so assessed may, at any time, prior to December 31, 2025 pay the whole of the assessment against such property without interest to

the City of Hermantown, and thereafter at any time prior to November 15 of any year, prepay to the City of Hermantown the whole amount of the principal amount of the assessment remaining due, provided that no such prepayment shall be accepted without payment of (i) all installments, including interest and principal due to and including December 31 of the year of prepayment, and (ii) the original principal amount reduced only by the amount of principal included in such installment computed on an annual amortization basis. Partial prepayments of assessment have not been authorized by ordinance of the City of Hermantown.

3. The Utility Billing Clerk shall file the assessment roll pertaining to this assessment in her office and shall certify in its entirety to the St Louis County Auditor on or before November 30, 2025 the total amount due.
4. The City Clerk shall mail a notice of the adoption of the assessment roll to the owners of each piece and parcel of the property affected by this assessment. Such notice shall be in substantially the form of the one attached as Exhibit B.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted November 3, 2025.

EXHIBIT A
FINAL ASSESSMENT ROLL

Road Improvements District No. 541 Hermantown and Old Midway Roads

Parcel ID	Amount	% Interest	# Years	Project Code	Annual Amount	SID #	Assessment Roll Number
395-0010-08924	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-1
395-0010-08692	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-2
395-0010-08882	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-3
395-0010-08880	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-4
395-0010-08680	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-5
395-0010-05325	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-6
395-0049-00250	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-7
395-0049-00240	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-8
395-0049-00230	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-9
395-0049-00220	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-10
395-0049-00210	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-11
395-0049-00200	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-12
395-0049-00190	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-13
395-0049-00180	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-14
395-0049-00130	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-15
395-0049-00120	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-16
395-0049-00110	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-17
395-0049-00100	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-18
395-0049-00090	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-19
395-0049-00080	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-20
395-0049-00070	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-21
395-0049-00060	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-22
395-0049-00030	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-23
395-0049-00010	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-24
395-0010-05460	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-25
395-0010-05100	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-26
395-0010-05110	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-27
395-0010-05120	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-28
395-0010-05268	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-29
395-0010-05267	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-30
395-0010-05265	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-31
395-0010-05260	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-32
395-0010-05266	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-33
395-0010-05311	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-34
395-0010-05322	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-35
395-0010-05320	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-36
395-0010-05326	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-37
395-0010-08952	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-38
395-0010-05241	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-40
395-0010-05242	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-41
395-0010-08940	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-42
395-0010-05250	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-43

Road Improvements District No. 541 Hermantown and Old Midway Roads

Parcel ID	Amount	% Interest	# Years	Project Code	Annual Amount	SID #	Assessment Roll Number
395-0010-08930	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-44
395-0010-08902	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-45
395-0010-05280	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-46
395-0010-08900	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-47
395-0010-08890	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-48
395-0010-08895	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-49
395-0010-08892	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-50
395-0010-08885	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-51
395-0010-05290	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-52
395-0010-05300	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-53
395-0010-08886	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-54
395-0010-05310	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-55
395-0049-00270	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-56
395-0049-00280	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-57
395-0049-00300	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-58
395-0049-00310	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-59
395-0010-08675	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-60
395-0010-05532	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-61
395-0010-08674	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-62
395-0010-05531	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-63
395-0010-08640	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-64
395-0010-08642	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-65
395-0010-05564	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-66
395-0010-08644	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-67
395-0010-05565	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-68
395-0010-08630	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-69
395-0010-08633	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-70
395-0010-08635	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-71
395-0010-05570	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-72
395-0010-05572	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-73
395-0010-05735	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-74
395-0010-08490	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-75
395-0010-08491	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-76
395-0010-08494	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-77
395-0010-05734	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-78
395-0010-05738	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-79
395-0010-05733	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-80
395-0010-05730	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-81
395-0010-08495	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-82
395-0010-05756	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-83
395-0010-05757	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-84
395-0010-08481	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-85
395-0010-08480	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-86

Road Improvements District No. 541 Hermantown and Old Midway Roads

Parcel ID	Amount	% Interest	# Years	Project Code	Annual Amount	SID #	Assessment Roll Number
395-0010-08470	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-87
395-0010-05755	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-88
395-0010-08420	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-89
395-0010-05790	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-90
395-0010-05795	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-91
395-0010-08410	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-92
395-0010-05809	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-93
395-0010-05800	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-94
395-0010-05806	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-95
395-0010-08406	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-96
395-0010-05799	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-97
395-0010-08407	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-98
395-0010-05807	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-99
395-0010-08403	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-100
395-0010-08670	\$ 9,400.00	5.5%	15	39584	936.48	541A	541A-101
	\$ 949,400.00	5.5%	15		\$ 94,584.48		

EXHIBIT B

NOTICE OF FINAL ASSESSMENT

November 4, 2025

Resident Name

Address

City, State, Zip

RE: Notice of Final Assessment

Resident Name:

This is to notify you that the final assessment for the construction of Road Improvement District No. 541 & 542 (“Project”) was adopted by the City Council of the City of Hermantown on November 3, 2025 pursuant to Minnesota Statutes, Chapter 429. The final assessment is on file for inspection in the office of the City Clerk.

As a result of the adoption of the assessment roll, the assessment against the property owned/occupied/leased by you which has been assigned CVT-Plat-Parcel Number _____, is **\$9,400.00**. Such assessment will be payable, together with interest at the rate of 5.5% per annum with real estate taxes during the years 2026-2041 inclusive payable in the years 2026-2041 inclusive. Such assessment may be prepaid in full without interest, if payment is received by the City prior to December 31, 2025 and thereafter the assessment may be prepaid at any time prior to November 15 of any year if such prepayment includes (i) all installments, including interest and principal due to and including December 31 of the year of prepayment and (ii) the original principal amount reduced only by the amount of principal included in such installments computed on an annual amortization basis. Partial prepayments of the assessment have not been authorized by ordinance of the City of Hermantown.

An owner who filed a written objection with the City Clerk at or before the assessment hearing, or an owner that had reasonable cause for failing to file a written objection at or before the assessment hearing may appeal the assessment against his or her property to the District Court pursuant to Minnesota Statutes, Section 429.081, by serving notice of the appeal upon the Mayor or City Clerk within thirty (30) days after the adoption of the assessment and filing such notice with the Clerk of the District Court within ten (10) days after its service upon the Mayor or City Clerk.

Under Minnesota Statutes, Sections 435.193 to 435.195, the Council may, in its discretion, defer the payment of a special assessment for any homestead property owned by a person sixty-five (65) years of age or older or a person who is retired due to permanent disability or a person in the military ordered into active military service for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of such law and City of Hermantown Resolution No. 2024-09 may, on a form obtained from the City Clerk, apply for such deferral of payment of a special assessment.

The amount assessed against your particular lot, piece or parcel of land, is **\$9,400.00**. You may at any time prior to December 2, 2025, pay the entire assessment on such property without interest, to the City of Hermantown. No interest shall be charged if the entire assessment is paid by December 2, 2025. You may at any time thereafter pay to the City of Hermantown the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Any such payment must be made before December 2 or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before December 2, 2025, the rate of interest that will apply is 5.5% percent over fifteen years. Partial prepayments of the assessments have not been authorized by ordinance of the City of Hermantown.

Payments of the amount assessed may be made by check or credit card. If a credit card is used, a credit card service fee of three percent (3%) of the amount paid will be added to the amount paid on the assessment.

CITY OF HERMANTOWN
By Alissa McClure
Its City Clerk

CITY COUNCIL MEETING DATE: November 3, 2025

TO: Mayor & City Council

FROM: Alissa McClure, City Clerk

SUBJECT: Assessment Deferral – 3923 Old Midway Road (Assessment Roll No. 541A-37)

☒ **RESOLUTION:** 2025-162 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Adopt resolution 2025-162 approving the hardship deferral for Assessment Roll No. 541A-37.

BACKGROUND

The property located at 3923 Old Midway Road (CVT-Plat-Parcel No. 395-0010-05326) has been assessed \$9,400.00 for the construction of Road Improvement District No. 541 & 542. The property owner applied for a hardship deferral of the assessment under Minnesota Statutes § 435.193 et seq., and Hermantown Resolution No. 2024-09.

Upon review, the owner:

- 1) Properly applied for the deferral in accordance with applicable laws.
- 2) Owns the property as their homestead and principal residence.
- 3) Is over the age of 65.
- 4) Has annual assessment payments that exceed 2% of their adjusted gross income.

The deferral will postpone assessment payments, with interest accruing at the same rate as other assessments until the earliest of:

- The owner's death
- Sale, transfer, or subdivision of the property
- Loss of homestead status
- Council determination that hardship no longer exists

at which time, all deferred payments will be due in full.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Resolution
Assessment Deferral Worksheet

Resolution No. 2025-162

Resolution Approving Application Of Assessment Roll Number 541A-37 For Deferral Of Assessment Against The Property For The Construction Of Road Improvement District No. 541 & 542 ("Hardship Deferral")

WHEREAS, the owner of Assessment Roll Number 541A-37 ("Owner") owns property in the City of Hermantown at 3923 Old Midway Road ("Owner's Property"), which property has been assigned CVT-Plat-Parcel Number 395-0010-05326; and

WHEREAS, the Owner's Property has been assessed the sum of \$9,400.00 for the construction of Road Improvement District No. 541 & 542; and

WHEREAS, Owner, pursuant to Hermantown Resolution No. 2024-09 with reference to Minnesota Statutes Section 435.193, et. seq., applied for the deferral of the payments on such assessment; and

WHEREAS, the City Council has fully considered this matter and hereby makes the following:

FINDINGS OF FACT

1. Owner properly applied for a deferral of the payments on the assessment in accordance with Hermantown Resolution No. 2025-09 and Minnesota Statutes Section 435.193 et. seq.
2. The Owner's Property is the homestead of Owner.
3. Owner is/has:
 - 3.1. X over the age of sixty-five (65);
 - 3.2. _____ retired by the virtue of a permanent or total disability;
 - 3.3. _____ a member of the military service in active duty; or
 - 3.4. _____ exceptional and unusual circumstances.
4. Owner occupies the property as Owner(s) principal residence.
5. The average annual payment from all assessments levied against Owner's property exceeds (i) two percent (2%) of the adjusted gross income of Owner.

NOW, THEREFORE, on the basis of the foregoing Findings of Fact, which are hereby adopted and the authority granted by Minnesota Statutes Section 435.193 and Hermantown Resolution No. 2024-09, the City Council of the City of Hermantown is hereby resolved as follows:

1. The annual payment of the assessment against the Owner's Property is hereby deferred.

2. The assessment levied against the Owner's Property, shall bear interest at the rate set forth in Resolution No. 2025-161, "Resolution Adopting Final Assessment Roll For Road Improvement District No. 541 & 542 (Hermantown Road & Bridge and Old Midway Road)" ("Assessment Resolution") during the term of the deferral.

3. The deferral of the payment of the portion of the assessment that is deferred by operation of this Resolution shall terminate and all payments that were deferred on such property shall be due and payable immediately upon the occurrence of any of the following events:

3.1. The death of Owner(s).

3.2. The sale, transfer or subdivision of such parcel of property or any part thereof.

3.3. The loss of the homestead status of such parcel of property for any reason.

3.4. If, for any reason, the City Council determines that there would be no hardship on owners to require immediate or partial payments of the Deferred Assessment against such parcel of property.

4. Following the termination of the deferral, all payments on the assessment that were not deferred by this resolution shall be paid in the manner set forth in the Assessment Resolution.

5. The City Clerk shall file with the County Recorder and/or Registrar of Titles and County Auditor an appropriate Certificate with respect to the deferral of the payment on such assessment and shall provide written notice to Owner of the action of the City Council on his application and the terms and provisions applicable to the approved deferral.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted on November 3, 2025.

CITY COUNCIL MEETING DATE: November 3, 2025

TO: Mayor & City Council

FROM: Alissa McClure, City Clerk

SUBJECT: Assessment Deferral – 5834 Hermantown Road (Assessment Roll No. 541A-42)

☒ **RESOLUTION:** 2025-163 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Adopt resolution 2025-163 approving the hardship deferral for Assessment Roll No. 541A-42.

BACKGROUND

The property located at 5834 Hermantown Road (CVT-Plat-Parcel No. 395-0010-08940) has been assessed \$9,400.00 for the construction of Road Improvement District No. 541 & 542. The property owner applied for a hardship deferral of the assessment under Minnesota Statutes § 435.193 et seq., and Hermantown Resolution No. 2024-09.

Upon review, the owner:

- 1) Properly applied for the deferral in accordance with applicable laws.
- 2) Owns the property as their homestead and principal residence.
- 3) Is retired by the virtue of a permanent or total disability.
- 4) Has annual assessment payments that exceed 2% of their adjusted gross income.

The deferral will postpone assessment payments, with interest accruing at the same rate as other assessments until the earliest of:

- The owner's death
- Sale, transfer, or subdivision of the property
- Loss of homestead status
- Council determination that hardship no longer exists

at which time, all deferred payments will be due in full.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Resolution
Assessment Deferral Worksheet

Resolution No. 2025-163

Resolution Approving Application Of Assessment Roll Number 541A-42 For Deferral Of Assessment Against The Property For The Construction Of Road Improvement District No. 541 & 542 ("Hardship Deferral")

WHEREAS, the owner of Assessment Roll Number 541A-42 ("Owner") owns property in the City of Hermantown at 3923 Old Midway Road ("Owner's Property"), which property has been assigned CVT-Plat-Parcel Number 395-0010-08940; and

WHEREAS, the Owner's Property has been assessed the sum of \$9,400.00 for the construction of Road Improvement District No. 541 & 542; and

WHEREAS, Owner, pursuant to Hermantown Resolution No. 2024-09 with reference to Minnesota Statutes Section 435.193, et. seq., applied for the deferral of the payments on such assessment; and

WHEREAS, the City Council has fully considered this matter and hereby makes the following:

FINDINGS OF FACT

1. Owner properly applied for a deferral of the payments on the assessment in accordance with Hermantown Resolution No. 2025-09 and Minnesota Statutes Section 435.193 et. seq.
2. The Owner's Property is the homestead of Owner.
3. Owner is/has:
 - 3.1. _____ over the age of sixty-five (65);
 - 3.2. X retired by the virtue of a permanent or total disability;
 - 3.3. _____ a member of the military service in active duty; or
 - 3.4. _____ exceptional and unusual circumstances.
4. Owner occupies the property as Owner(s) principal residence.
5. The average annual payment from all assessments levied against Owner's property exceeds (i) two percent (2%) of the adjusted gross income of Owner.

NOW, THEREFORE, on the basis of the foregoing Findings of Fact, which are hereby adopted and the authority granted by Minnesota Statutes Section 435.193 and Hermantown Resolution No. 2024-09, the City Council of the City of Hermantown is hereby resolved as follows:

1. The annual payment of the assessment against the Owner's Property is hereby deferred.

2. The assessment levied against the Owner's Property, shall bear interest at the rate set forth in Resolution No. 2025-161, "Resolution Adopting Final Assessment Roll For Road Improvement District No. 541 & 542 (Hermantown Road & Bridge and Old Midway Road)" ("Assessment Resolution") during the term of the deferral.

3. The deferral of the payment of the portion of the assessment that is deferred by operation of this Resolution shall terminate and all payments that were deferred on such property shall be due and payable immediately upon the occurrence of any of the following events:

3.1. The death of Owner(s).

3.2. The sale, transfer or subdivision of such parcel of property or any part thereof.

3.3. The loss of the homestead status of such parcel of property for any reason.

3.4. If, for any reason, the City Council determines that there would be no hardship on owners to require immediate or partial payments of the Deferred Assessment against such parcel of property.

4. Following the termination of the deferral, all payments on the assessment that were not deferred by this resolution shall be paid in the manner set forth in the Assessment Resolution.

5. The City Clerk shall file with the County Recorder and/or Registrar of Titles and County Auditor an appropriate Certificate with respect to the deferral of the payment on such assessment and shall provide written notice to Owner of the action of the City Council on his application and the terms and provisions applicable to the approved deferral.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted on November 3, 2025.



CITY COUNCIL MEETING DATE: November 3, 2025

TO: Mayor & City Council

FROM: Alissa McClure, City Clerk

SUBJECT: Assessment Deferral – 5337 Hermantown Road (Assessment Roll No. 541A-93)

☒ **RESOLUTION:** 2025-164 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Adopt resolution 2025-164 approving the hardship deferral for Assessment Roll No. 541A-93.

BACKGROUND

The property located at 5337 Hermantown Road (CVT-Plat-Parcel No. 395-0010-05809) has been assessed \$9,400.00 for the construction of Road Improvement District No. 541 & 542. The property owner applied for a hardship deferral of the assessment under Minnesota Statutes § 435.193 et seq., and Hermantown Resolution No. 2024-09.

Upon review, the owner:

- 1) Properly applied for the deferral in accordance with applicable laws.
- 2) Owns the property as their homestead and principal residence.
- 3) Is over age 65.
- 4) Has annual assessment payments that exceed 2% of their adjusted gross income.

The deferral will postpone assessment payments, with interest accruing at the same rate as other assessments until the earliest of:

- The owner's death
- Sale, transfer, or subdivision of the property
- Loss of homestead status
- Council determination that hardship no longer exists

at which time, all deferred payments will be due in full.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Resolution
Assessment Deferral Worksheet

Resolution No. 2025-164

Resolution Approving Application Of Assessment Roll Number 541A-93 For Deferral Of Assessment Against The Property For The Construction Of Road Improvement District No. 541 & 542 ("Hardship Deferral")

WHEREAS, the owner of Assessment Roll Number 541A-93 ("Owner") owns property in the City of Hermantown at 5337 Hermantown Road ("Owner's Property"), which property has been assigned CVT-Plat-Parcel Number 395-0010-05809; and

WHEREAS, the Owner's Property has been assessed the sum of \$9,400.00 for the construction of Road Improvement District No. 541 & 542; and

WHEREAS, Owner, pursuant to Hermantown Resolution No. 2024-09 with reference to Minnesota Statutes Section 435.193, et. seq., applied for the deferral of the payments on such assessment; and

WHEREAS, the City Council has fully considered this matter and hereby makes the following:

FINDINGS OF FACT

1. Owner properly applied for a deferral of the payments on the assessment in accordance with Hermantown Resolution No. 2025-09 and Minnesota Statutes Section 435.193 et. seq.
2. The Owner's Property is the homestead of Owner.
3. Owner is/has:
 - 3.1. X over the age of sixty-five (65);
 - 3.2. _____ retired by the virtue of a permanent or total disability;
 - 3.3. _____ a member of the military service in active duty; or
 - 3.4. _____ exceptional and unusual circumstances.
4. Owner occupies the property as Owner(s) principal residence.
5. The average annual payment from all assessments levied against Owner's property exceeds (i) two percent (2%) of the adjusted gross income of Owner.

NOW, THEREFORE, on the basis of the foregoing Findings of Fact, which are hereby adopted and the authority granted by Minnesota Statutes Section 435.193 and Hermantown Resolution No. 2024-09, the City Council of the City of Hermantown is hereby resolved as follows:

1. The annual payment of the assessment against the Owner's Property is hereby deferred.

2. The assessment levied against the Owner's Property, shall bear interest at the rate set forth in Resolution No. 2025-161, "Resolution Adopting Final Assessment Roll For Road Improvement District No. 541 & 542 (Hermantown Road & Bridge and Old Midway Road)" ("Assessment Resolution") during the term of the deferral.

3. The deferral of the payment of the portion of the assessment that is deferred by operation of this Resolution shall terminate and all payments that were deferred on such property shall be due and payable immediately upon the occurrence of any of the following events:

3.1. The death of Owner(s).

3.2. The sale, transfer or subdivision of such parcel of property or any part thereof.

3.3. The loss of the homestead status of such parcel of property for any reason.

3.4. If, for any reason, the City Council determines that there would be no hardship on owners to require immediate or partial payments of the Deferred Assessment against such parcel of property.

4. Following the termination of the deferral, all payments on the assessment that were not deferred by this resolution shall be paid in the manner set forth in the Assessment Resolution.

5. The City Clerk shall file with the County Recorder and/or Registrar of Titles and County Auditor an appropriate Certificate with respect to the deferral of the payment on such assessment and shall provide written notice to Owner of the action of the City Council on his application and the terms and provisions applicable to the approved deferral.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted on _____.

CITY COUNCIL MEETING DATE: 11/03/2025

TO: Mayor & City Council

FROM: Eric Johnson, Community Development Director

SUBJECT: Special Use Permit – Grading and Filling in a Natural Environment Shoreland Area

☒ **RESOLUTION:** 2025-165 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone.

BACKGROUND

The applicant (JordanUrshan) desires to building a new residential structure, 4,200 square foot accessory structure and driveway on a property at 557x Hermantown Road. The portion of the property where the proposed residential structure is within a Natural Environment Shoreland Area and will require filling and grading within an approximately 7,000 square feet area of disturbance. The proposed 4,200 square foot accessory structure is outside of the shoreland area but requires an additional Special Use Permit.

The applicant owns a property which involved a flag lot split, which was approved by the Planning and Zoning Commission in April 2025. The applicant is now proposing to construct a new single family home, a 4,200 square foot accessory structure and driveway on the property. The proposed home is in a Natural Environment Shoreland Area and the accessory structure and driveway are outside of it. The proposed work within the Natural Environment Shoreland Area associated with Rocky Run and is expected to impact approximately 7,000 square feet of shoreland area.

A public hearing for this item was held at the October 21, 2025 Planning and Zoning Commission meeting. There were two members of the public who spoke to the item with questions pertaining to the MN DNR's role in review/approvals of the application. The Planning and Zoning Commission recommended the item to the City Council for their review and approval.

SITE INFORMATION:

Parcel Size: +/-27 acres
Legal Access: 557x Hermantown Road
Wetlands: Yes, per the National Wetland Inventory
Existing Zoning: S-1, Suburban
Airport Overlay: None
Shoreland Overlay: Yes – Natural Environment Shoreland – Rocky Run
Comprehensive Plan: Residential

Wetlands

Per the National Wetland Inventory (NWI) there are wetlands located along the banks of the Rocky Run and are outside of the work area associated with the proposed work.

Shoreland Area

The western portion of the property is located within a Natural Environment Shoreland Area and is subject to the requirements of the City's Shoreland Ordinance as it pertains to grading a filling within a shoreland area.

The MN DNR has been notified of the proposed project and have not provided any comments. The proposed primary structure associated with the shoreland work will be located greater than 200 feet away from the Ordinary High Water Level (OHWL), which meets the minimum structure setback per the City's shoreland ordinance.

Special Use Permit

The Special Use Permit is for filling and grading within a Shoreland zone. There are general conditions for all SUPs. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

No special use permit shall be approved unless positive findings are made with respect to each and every one of the following criteria:

- 1. The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

The proposed use is compatible with development within the vicinity which is characterized by low density residential and residential compatible uses.

- 2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

Conditions placed on the SUP to minimize the clearing and grading within the shoreland area meet the intent of the zoning ordinance to protect natural resources. The development of a primary structure/residence is an allowed use within the S-1, Suburban zoning district.

- 3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

The property is within an area marked for residential development on the Hermantown Comprehensive Plan. The purpose of the Shoreland Overlay Zone is to protect public waterways. Impervious surface caps are included to prevent excessive runoff from constructed surfaces and the proposed impervious surface is below maximum limits.

4. **The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

The proposed use is similar to uses of nearby properties in density and style.

5. **Other criteria required to be considered under the provisions of this code for any special use permit.**

The applicant will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2.

Findings of Fact and Recommendations

Staff recommends approval of the special use application to construct an accessory structure in a Natural Environment Shoreland Area, subject to the following:

1. The approval is for a Special Use Permit for filling and grading in a Natural Environment Shoreland area for the purpose of constructing a proposed residential structure and a 4,200 square foot accessory structure and driveway on a property at 557x Hermantown Road. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in any wetland impacts.
2. The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - a. The smallest amount of bare ground is exposed for as short a time as feasible;
 - b. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - c. Adequate methods to prevent erosion and trap sediment are employed;
 - d. Fill is stabilized to accepted engineering standards;
 - e. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - f. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
 - g. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
 - h. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.
3. The applicant shall sign a consent form assenting to all conditions of this approval.
4. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

- Resolution
- Location Map
- Proposed Site Plan with Shoreland Overlay

Resolution No. 2025-165

Resolution Approving A Special Use Permit For Grading And Filling Within A Natural Shoreland Overlay Area

WHEREAS, Jordan Urshan, (“Applicant”), own the properties at 395-0010-05560 and 395-0010-05566 submitted an application for a Special Use Permit for grading and filling within a Natural Environment Shoreland Overlay Area for the purpose of construction of a new primary structure in a S-1 Suburban District (the “Project”), with a legal description as described in Attachment A:

WHEREAS, The Hermantown Planning and Zoning Commission held a public hearing on the Special Use Permit application at its meeting on October 21, 2025 and recommended approval of the Special Use Permit at such meeting; and

WHEREAS, after due consideration of the entire City file, the testimony at the public hearing and all other relevant matters the City Council hereby makes the following findings related to the Special Use Permit.

FINDINGS OF FACT

- 1. The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

A primary residential structure is allowed under the S-1, Suburban zoning district. The proposed use is compatible with development within the vicinity which is characterized by low density residential and residential compatible uses.

- 2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

Conditions placed on the SUP restricting wetland impacts and clearing and grading within 50 feet of the Rocky Run meet the intent of the zoning ordinance to protect natural resources. A primary residential structure is allowed in the S-1 zoning district with residential property being the primary use of all surrounding developed land.

- 3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

The property is within an area marked for residential development in the Hermantown Comprehensive Plan. The purpose of the Shoreland Overlay Zone is to protect public waterways. Impervious surface caps are included to prevent excessive runoff from constructed surfaces. The proposed impervious surface is below maximum limits and the required 50 feet buffer zone will protect the Rocky Run.

4. **The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

The proposed use is similar to uses of nearby properties in density and style.

5. **Other criteria required to be considered under the provisions of this code for any special use permit.**

The applicant will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2. Additional details of note include:

- A. No impervious surface or clearing, grubbing and grading will be allowed within 50 feet of the Ordinary High Water Level of the Rocky Run.
- B. The elevation of the lowest floor level shall be at least three feet above the Ordinary High Water Level of the Rocky Run.

CONCLUSION

On the basis of the foregoing Findings of Fact, the City Council of the City of Hermantown is hereby resolved as follows:

1. The approval is for a Special Use Permit for filling and grading in a Natural Environment Shoreland Overlay area for the purpose of construction of a new primary structure. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in any wetland impacts.
2. The Applicant will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - a. The smallest amount of bare ground is exposed for as short a time as feasible;
 - b. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - c. Adequate methods to prevent erosion and trap sediment are employed;
 - d. Fill is stabilized to accepted engineering standards;
 - e. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - f. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
 - g. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
 - h. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.

3. The applicant shall sign a consent form assenting to all conditions of this approval.
4. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted November 3, 2025.

(TOP THREE INCHES RESERVED FOR RECORDING DATA)

SPECIAL USE PERMIT

Permission is hereby granted to Jordan Urshan (“Applicants”), owner of the properties at 395-0010-05560 and 395-0010-05566, submitted an application for grading and filling within a Natural Environment Shoreland Overlay Area for the purpose of construction of a new primary structure at 395-0010-05560 and 395-0010-05566 (“Project”), and legally described in Attachment A.

The permission hereby granted is expressly conditioned as follows:

- a. That the Project will be constructed as described in the plans accompanying the application and the conditions contained herein.
- b. The Zoning Officer of the City of Hermantown shall be notified at least five (5) days in advance of the commencement of the work authorized hereunder and shall be notified of its completion within (5) days thereafter.
- c. No change shall be made in the Project without written permission being previously obtained from the City of Hermantown.
- d. Applicant shall grant access to the site at all reasonable times during and after construction to authorized representatives of the City of Hermantown for inspection of the Project to see the terms of this permit are met.
- e. The permit is permissive only. No liability shall be imposed upon or incurred by the City of Hermantown or any of its officers, agents or employees, officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of Applicant or any of Applicant’s agents, employees or contractors relating to any matter hereunder. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person against Applicant, its agents, employees of contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the City of Hermantown against Applicant, its agents, employees or contractors for violation of or failure to comply with the permit or applicable provisions of law.
- f. This permit may be terminated by the City of Hermantown at any time it deems necessary for the conservation of water resources, or in the interest of public health and

welfare, or for violation of any of the provisions of this permit.

- g. Applicant is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown Building Code and the Hermantown Fire Code.
- h. All state licenses and other permits required for the Project have been obtained by the Applicant and copies are provided to the City of Hermantown.
- i. That Applicant pay all direct costs incurred by the City of Hermantown in connection with the enforcement and administration of this permit within fifteen (15) days of Applicant being invoiced by the City for such costs.
- j. Prior to issuance of a building permit, the applicant will submit an application for a property subdivision.
- k. Erosion control measures shall be utilized and remain in place throughout the construction period, and shall not be removed until vegetation is established on the site.
- l. Prior to issuance of a building permit, all necessary permits shall be obtained.
- m. The approval is for a Special Use Permit for filling and grading in a Natural Environment Shoreland Overlay area for the purpose of the demolition of construction of a new primary structure. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in any wetland impacts.
- n. The Applicant will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - 1. No impervious surface or clearing, grubbing and grading will be allowed within 50 feet of the Ordinary High Water Level of the unnamed tributary to the Rocky Run.
 - 2. The elevation of the lowest floor level shall be at least three feet above the Ordinary High Water Level of the unnamed tributary to the Rocky Run.
 - 3. The smallest amount of bare ground is exposed for as short a time as feasible;
 - 4. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - 5. Adequate methods to prevent erosion and trap sediment are employed;
 - 6. Fill is stabilized to accepted engineering standards;
 - 7. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - 8. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;

- IN WITNESS WHEREOF, the Mayor and City Clerk have hereunto set their hands on behalf of the City of Hermantown on the ____ day of _____, 2025.

By _____

By _____

STATE OF MINNESOTA)
)**ss.**
COUNTY OF ST. LOUIS)

Notary Public

ACCEPTANCE OF RESOLUTION

Jordan Urshan, (“Applicant”), hereby acknowledges and accepts the conditions specified on the foregoing Resolution and covenants and agrees to comply with each and every such condition.

Applicant acknowledges that the failure to comply with all of the modifications and conditions shall constitute a violation of the Hermantown Zoning Ordinance and that the City of Hermantown may, in such event, exercise and enforce its rights against the undersigned by instituting any appropriate action or proceeding to prevent, restrain, correct or abate the violation including, without limitation, exercising and enforcing its rights against any security that the undersigned may provide to the City to insure its compliance with the conditions contained in the foregoing Resolution.

Applicant acknowledges that this Resolution shall be recorded with the title to the property described in the text of the Resolution.

IN WITNESS WHEREAS, Jordan Urshan, (“Applicant”), have executed this acceptance this ____ day of _____, 2025.

Jordan Urshan

STATE OF MINNESOTA)
)ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Jordan Urshan.

Notary Public

ATTACHMENT A

W 1020 FT AND N 570 FT OF SW1/4 OF SE1/4 EX S 424.5 FT OF W 1020 FT. SECTION 20
TOWNSHIP 50 RANGE 15

Property ID: 395-0010-05560

East 200.00 feet of the West 1020.00 feet of the South 424.50 feet of SW1/4 of SE1/4

Property ID: 395-0010-05566

Location Map



City of Hermantown



8/1/2025, 10:02:17 AM

Shoreland Overlay Zoning (2016)

Natural Environment

NWI Wetlands (2019)

Riverine

MNDNR Two-foot Contours

Hermantown_Roads

Municipal Street

Tax Parcels - Neighborhood

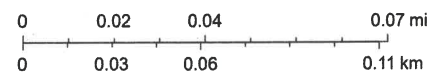
Pictometry2019

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257



St. Louis County, MN - Enterprise GIS, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

CITY COUNCIL MEETING DATE: November 3, 2025

TO: Mayor & City Council

FROM: Eric Johnson, Community Development Director

SUBJECT: Special Use Permit with conditions for construction of an 4,200 square foot accessory structure and associated driveway in a S-1 zoning district

☒ **RESOLUTION:** 2025-166

☐ **ORDINANCE:**

☐ **OTHER:**

REQUESTED ACTION

Approve a Special Use Permit with conditions for the construction of a 4,200 (36' x 48') square foot accessory building and associated driveway in a S-1 zoning district

BACKGROUND

The applicant (Jordan Urshan) desires to build an 4,200 square foot accessory structure on a property at 557x Hermantown Road. Construction of an accessory structure over 2,400 square feet in size is permitted with a Special Use Permit per Section 500.06.5 of the Zoning Ordinance. The applicant is requesting approval for construction of a 4,200 square foot accessory structure.

SITE INFORMATION:

Parcel Size: +/- 27 acres

Legal Access: 557x Hermantown Road

Wetlands: Yes, per the National Wetland Inventory

Existing Zoning: S-1, Suburban

Airport Overlay: None

Shoreland Overlay: Yes – Natural Environment Shoreland – Rocky Run

Comprehensive Plan: Residential

BACKGROUND

Accessory structures over 2,500 square feet in size are permitted only with a Special Use Permit in the S-1, Suburban Zoning District. The applicant is requesting approval to construct a 4,200 square foot accessory building. The accessory building would be 50 feet by 84 feet in size, with 14-foot sidewalls. The overall height of the proposed building is approximately 19 feet. The construction type would be slab-on-grade, with vinyl siding and shingle roof. The building will be used to house the applicant's personal belongings. No business activity is proposed as part of this use.

The proposed property is located on Hermantown Road, and is comprised of two lots equaling +/-27 acres. The proposed accessory structure is approximately 480 feet from the nearest neighboring structure and approximately 740 feet from Hermantown Road.

A public hearing for the SUP application was held on October 21, 2025 with no comments received from the public regarding the accessory structure. The Planning and Zoning Commission unanimously recommended the project to the City Council for their review and approval.

Section 500.06.5 of the Zoning Ordinance lists the dimensional requirements for accessory structures in excess of 2,400 square feet. They are:

Table 1. Dimensional requirements for accessory structures in excess of 2,400 square feet	S-1 Requirement	Provided
Minimum depth of front yard from R.O.W.	Equal to or greater than the building line of the primary structure	740 feet (behind primary structure)
Minimum side yard setback	50 feet	+/- 550 feet
Minimum rear yard setback	40 feet	+/- 530 feet
Minimum setback from primary structure	10 feet	+/- 20 feet
Maximum building height	50 feet	30 feet
Maximum sidewall height	17 feet	14 feet

There are several requirements that must be satisfied in order to qualify for a Special Use Permit, from Section 725 “Governing Criteria” of the Zoning Ordinance.

1. *Is the development compatible with development permitted under the general provisions of the Zoning Ordinance for lands in its vicinity?*

The property is located in a rural part of the City with large acreage lots. The adjacent property to the west has an approximately 3,000 square foot accessory structure and many properties in the area have large accessory structures. The Zoning Ordinance allows for 30% lot coverage for structures on a property. With the addition of a 4,200 square foot structure, the property would be at approximately 0.7%.

2. *Is the proposed use injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in its vicinity?*

The proposed accessory structure will not impact adjacent properties or the community in general. The accessory structure will allow the owner to improve their property by providing storage for personal property.

3. *Is the use consistent with the Comprehensive Plan and the spirit and intent of the Zoning Ordinance?*

The proposed accessory structure is consistent with Comprehensive Plan recommendations for residential areas of the City. The Zoning Ordinance allows for up to 30% lot coverage for structures with the proposed property being at 0.7% coverage after the construction of the proposed accessory structure. The proposed use meets the performance standards set in Section 500.06.5 regulating accessory structures in excess of 2,400 square feet.

4. *Will the use result in a random pattern of development, or cause negative fiscal and environmental effects upon the community?*

The Zoning Ordinance allows for 30% lot coverage for structures on a property. With the addition of a 4,200 square foot structure, the property would be at approximately 0.7%

5. *Are there other criteria of the Zoning Ordinance that should be considered?*

The applicant will be required to combine the two parcels in order to insure access to the future structure from Hermantown Road.

Wetlands

Per the National Wetland Inventory (NWI) there are wetlands located along the banks of the Rocky Run and are outside of the work area associated with the proposed work.

Recommendation

Staff recommends approval of the Special Use Permit, subject to the following conditions:

1. The approval is for a 4,200 square foot accessory structure on the property at 557x Hermantown Road (395-0010-05560 and 395-0010-05566).
2. The proposed accessory structure shall meet all setback requirements for setbacks for Accessory Structures in the S-1, Suburban Zoning District.
3. The proposed accessory structure location is depicted on the approved site plan. If approved by the Community Development Director, the accessory structure may be placed in other locations on the site outside of the shoreland overlay area, however the 4,200 square foot accessory building will need to meet the minimum setback requirements and/or obtain a variance per Section 500.06.5 of the Zoning Ordinance.
4. Erosion control measures shall be utilized and remain in place throughout the construction period and shall not be removed until vegetation is established on the site.
5. Accessory structures shall not be utilized for any use or activity not otherwise allowed in the zone district in which such accessory building is to be located.
6. The applicant will be required to combine the two parcels in order to insure access to the future structure from Hermantown Road.
7. No business activity is allowed in association with the accessory structure approval.
8. The applicant shall sign a consent form assenting to all conditions of this approval.

9. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

SOURCE OF FUNDS (if applicable)

Not applicable

ATTACHMENTS

- Resolution
- Location Map
- Proposed Site Plan
- Proposed Structure Images

Resolution No. 2025-166

Resolution Approving Special Use Permit For Construction Of An Accessory Structure In Excess Of 2,400 Square Feet In The S-1 Zoning District At 557x Hermantown Road (395-0010-05560 and 395-0010-05566) And Imposing Conditions Thereon

WHEREAS, Jordan Urshan (“Applicant”) made application for a Special Use Permit for the construction of a 4,200 square foot accessory building (“Project”) in the City of Hermantown, County of St. Louis, State of Minnesota, on the property located at 557x Hermantown Road (395-0010-05560 and 395-0010-05566) and legally described in Attachment A.

WHEREAS, the Planning and Zoning Commission of the City of Hermantown held a public hearing on such application on October 21, 2025 recommended that the City Council approve the application subject to certain conditions; and

WHEREAS, the City Council of the City of Hermantown has carefully reviewed the application for a Special Use Permit, the transcript of the public hearing held by the Planning and Zoning Commission, and the recommendations of the Planning and Zoning Commission.

NOW, THEREFORE, on the basis of the foregoing, the City Council of the City of Hermantown, in connection with the application by Developer for a Special Use Permit for the Project does hereby make the following:

FINDINGS OF FACT

1. Applicant made application for the project which is to be located within the City of Hermantown.
2. Applicant has advised the City that all work will be within property owned by Applicant.
3. Applicant is the user or potential user of such property.
4. The fee required to be submitted with the Special Use Permit application has been paid.
5. The Planning and Zoning Commission held a public hearing on the application following notice as required by ordinances of the City of Hermantown.
6. The Planning and Zoning Commission of the City of Hermantown submitted its report and recommendation on such application to the City Council within the time period set forth in the ordinances of the City of Hermantown.
7. The City Council considered such application after receiving the report and recommendation of the Planning and Zoning Commission.

8. The activity proposed in such application is compatible with development permitted under the general provisions of the Hermantown Zoning Ordinance and is compatible with land uses on substantially all land in the vicinity of the proposed development.
9. The activity proposed will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development.
10. The proposed activity is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of the Hermantown Zoning Ordinance.
11. The proposed use will not result in a random pattern of development with little contiguity to existing programmed development, and will not cause negative fiscal and environmental effects upon the community.
12. In order to ensure that the spirit and intent of the Hermantown Zoning Ordinance are met, conditions must be imposed on the permit requested by Applicant.

On the basis of the foregoing Findings of Fact, the City Council of the City of Hermantown is hereby resolved as follows:

1. The application for Special Use Permit to construct the Project is hereby approved and permission is hereby granted to conduct the activity described in Applicant's application.
2. The Special Use Permit hereby approved is hereby expressly subject to the following conditions:
 - a. That the Project will be constructed as described in the plans accompanying the application and the conditions contained herein.
 - b. This permit is not assignable except with the written consent of the City of Hermantown.
 - c. The Zoning Officer of the City of Hermantown shall be notified at least five (5) days in advance of the commencement of the work authorized hereunder and shall be notified of its completion within (5) days thereafter.
 - d. No change shall be made in the Project without written permission being previously obtained from the City of Hermantown.
 - e. Applicant shall grant access to the site at all reasonable times during and after construction to authorized representatives of the City of Hermantown for inspection of the Project to see the terms of this permit are met.

- f. The permit is permissive only. No liability shall be imposed upon or incurred by the City of Hermantown or any of its officers, agents or employees, officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of Applicant or any of Applicant's agents, employees or contractors relating to any matter hereunder. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person against Applicant, its agents, employees of contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the City of Hermantown against Applicant, its agents, employees or contractors for violation of or failure to comply with the permit or applicable provisions of law.
- g. This permit may be terminated by the City of Hermantown at any time it deems necessary for the conservation of water resources, or in the interest of public health and welfare, or for violation of any of the provisions of this permit.
- h. Accessory structure shall not be utilized for any business use or activity not otherwise allowed in the zone district in which such accessory building is to be located.
- i. Applicant is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown Building Code and the Hermantown Fire Code.
- j. The proposed accessory structure shall meet all setback requirements and/or obtain a variance for setbacks for Accessory Structures in the S-1, Suburban Zoning District.
- k. All state licenses and other permits required for the Project have been obtained by the Applicant and copies are provided to the City of Hermantown before the release of a permanent Certificate of Occupancy.
- l. That Applicant pay all direct costs incurred by the City of Hermantown in connection with the enforcement and administration of this permit within fifteen (15) days of Applicant being invoiced by the City for such costs.
- m. The applicant will be required to combine the two parcels in order to insure access to the future structure from Hermantown Road.
- n. The applicant shall sign a consent form assenting to all conditions of this approval.
- o. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

13. The Mayor and City Clerk are hereby authorized and directed to execute and deliver to Applicant a Special Use Permit consistent with this resolution upon written acceptance by Applicant of the conditions hereby imposed on such permit.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

And the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted November 3, 2025.

ATTACHMENT A

W 1020 FT AND N 570 FT OF SW1/4 OF SE1/4 EX S 424.5 FT OF W 1020 FT. SECTION 20
TOWNSHIP 50 RANGE 15

Property ID: 395-0010-05560

East 200.00 feet of the West 1020.00 feet of the South 424.50 feet of SW1/4 of SE1/4

Property ID: 395-0010-05566

(TOP THREE INCHES RESERVED FOR RECORDING DATA)

SPECIAL USE PERMIT

Permission is hereby granted to Jordan Urshan (“Applicant”) for a Special Use Permit for the construction of a 4,200 square foot accessory building (“Project”) in the City of Hermantown, County of St. Louis, State of Minnesota, on the property located at 557x Hermantown Road (395-0010-05560 and 395-0010-05566) And Imposing Conditions Thereon and legally described in Attachment A.

The permission hereby granted is expressly conditioned as follows:

- a. That the Project will be constructed as described in the plans accompanying the application and the conditions contained herein.
- b. The Zoning Officer of the City of Hermantown shall be notified at least five (5) days in advance of the commencement of the work authorized hereunder and shall be notified of its completion within (5) days thereafter.
- c. No change shall be made in the Project without written permission being previously obtained from the City of Hermantown.
- d. Applicant shall grant access to the site at all reasonable times during and after construction to authorized representatives of the City of Hermantown for inspection of the Project to see the terms of this permit are met.
- e. The permit is permissive only. No liability shall be imposed upon or incurred by the City of Hermantown or any of its officers, agents or employees, officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of Applicant or any of Applicant’s agents, employees or contractors relating to any matter hereunder. This permit shall not be construed as stopping or limiting any legal claims or right of action of any person against Applicant, its agents, employees of contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the City of

Hermantown against Developer, its agents, employees or contractors for violation of or failure to comply with the permit or applicable provisions of law.

- f. This permit may be terminated by the City of Hermantown at any time it deems necessary for the conservation of water resources, or in the interest of public health and welfare, or for violation of any of the provisions of this permit.
- g. Applicant is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown Building Code and the Hermantown Fire Code.
- h. All state licenses and other permits required for the Project have been obtained by the Applicant and copies are provided to the City of Hermantown.
- i. That Applicant pay all direct costs incurred by the City of Hermantown in connection with the enforcement and administration of this permit within fifteen (15) days of Applicant being invoiced by the City for such costs.
- j. The approval is for a Special Use Permit for construction of an accessory structure located at 557x Hermantown Road (395-0010-05560 and 395-0010-05566).
- k. Erosion control measures shall be utilized and remain in place throughout the construction period and shall not be removed until vegetation is established on the site.
- l. Accessory structures shall not be utilized for any use or activity not otherwise allowed in the zone district in which such accessory building is to be located.
- m. No business activity is allowed in association with the accessory structure approval.
- n. The applicant will be required to combine the two parcels in order to insure access to the future structure from Hermantown Road.
- o. Prior to issuance of a building permit, all necessary permits shall be obtained.
- p. The applicant shall sign a consent form assenting to all conditions of this approval.
- q. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

IN WITNESS WHEREOF, the Mayor and City Clerk have hereunto set their hands on behalf of the City of Hermantown on the ____ day of _____, 2025.

CITY OF HERMANTOWN

By _____
Its Mayor

By _____
Its Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Wayne Boucher and Alissa McClure, the Mayor and City Clerk respectively of the City of Hermantown on behalf of the City.

Notary Public

ACCEPTANCE OF CONDITIONS

Jordan Urshan ("Applicant") hereby acknowledges and accepts the conditions specified on the foregoing Resolution and covenants and agrees to comply with each and every such condition.

Applicant acknowledges that the failure to comply with all of the modifications and conditions shall constitute a violation of the Hermantown Zoning Ordinance and that the City of Hermantown may, in such event, exercise and enforce its rights against the undersigned by instituting any appropriate action or proceeding to prevent, restrain, correct or abate the violation including, without limitation, exercising and enforcing its rights against any security that the undersigned may provide to the City to insure its compliance with the conditions contained in the foregoing Resolution.

Applicant acknowledges that this Resolution shall be recorded with the title to the property described in the text of the Resolution.

IN WITNESS WHEREAS, Jordan Urshan ("Applicant") has executed this acceptance this ____ day of _____, 2025.

By _____

Jordan Urshan

STATE OF MINNESOTA)
)ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025,
by _____.

Notary Public

ATTACHMENT A

W 1020 FT AND N 570 FT OF SW1/4 OF SE1/4 EX S 424.5 FT OF W 1020 FT. SECTION 20
TOWNSHIP 50 RANGE 15

Property ID: 395-0010-05560

East 200.00 feet of the West 1020.00 feet of the South 424.50 feet of SW1/4 of SE1/4

Property ID: 395-0010-05566

Location Map





8/1/2025, 10:02:17 AM

Shoreland Overlay Zoning (2016)

Natural Environment

NW1 Wetlands (2019)

Riverine

MNDNR Two-foot Contours

Hermantown_Roads

Municipal Street

Tax Parcels - Neighborhood

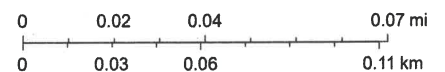
Pictometry2019

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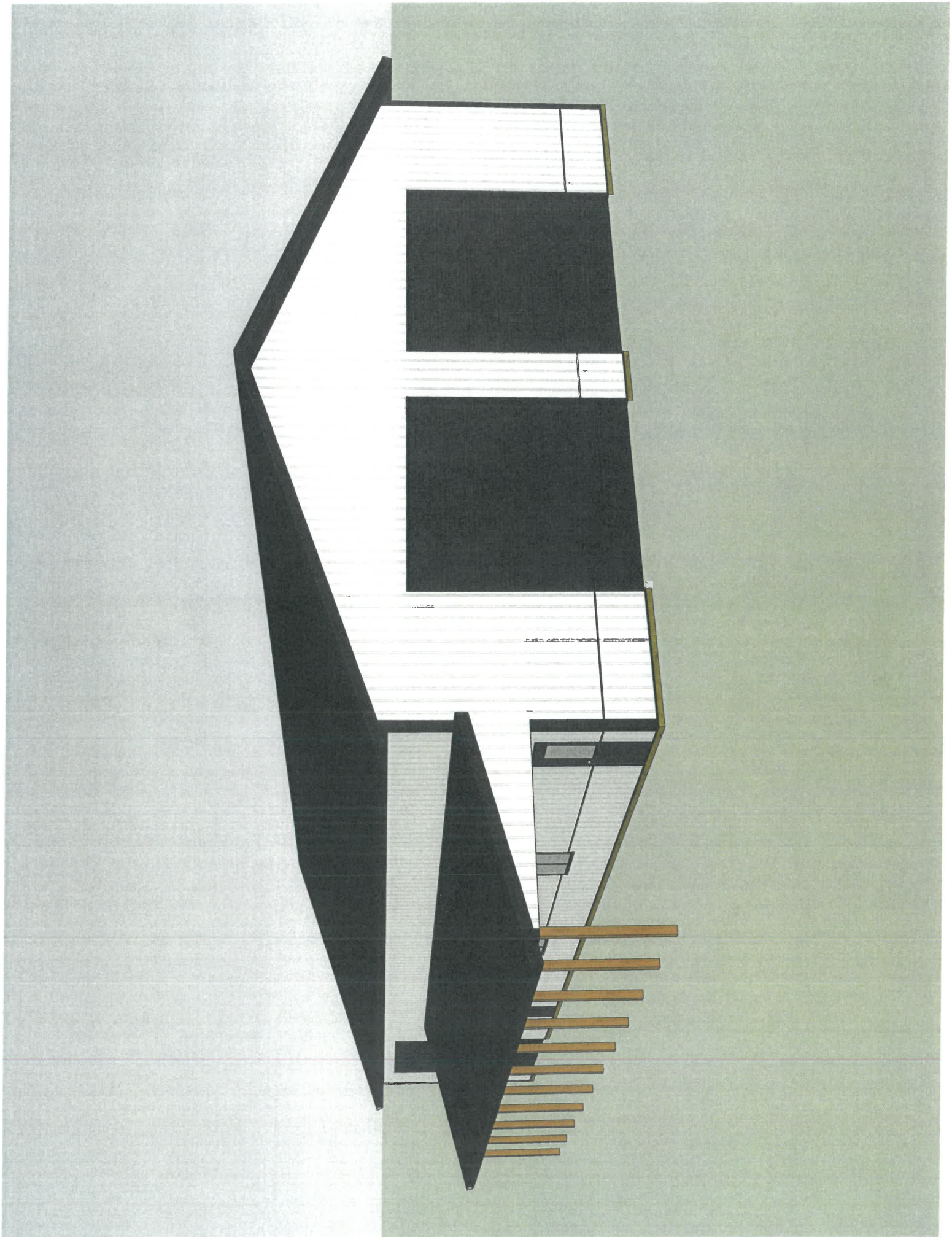
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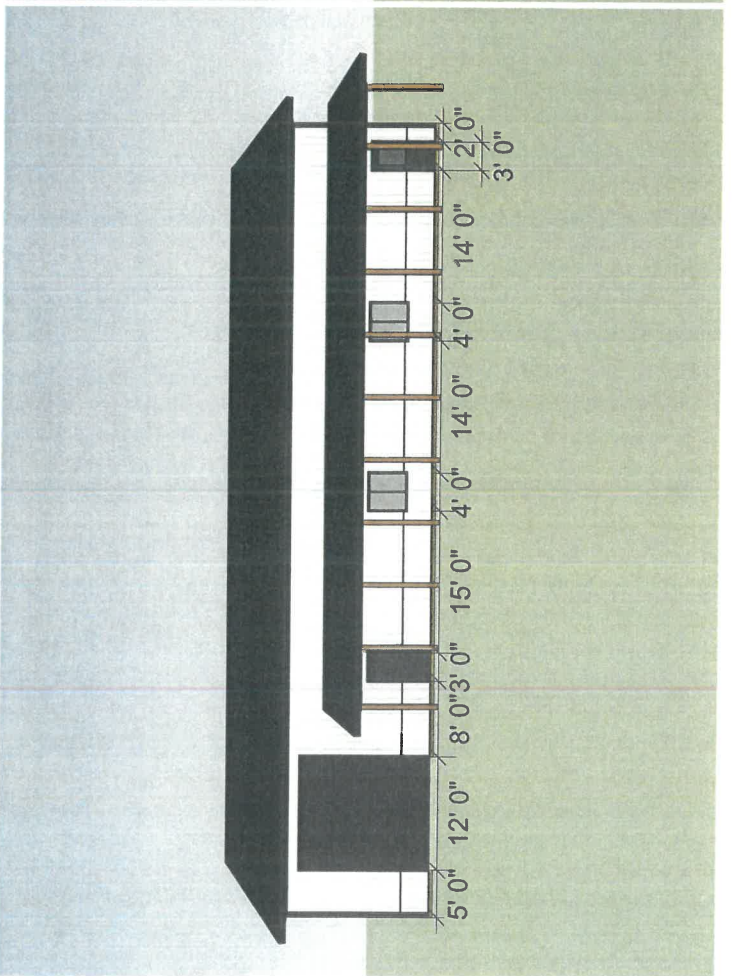
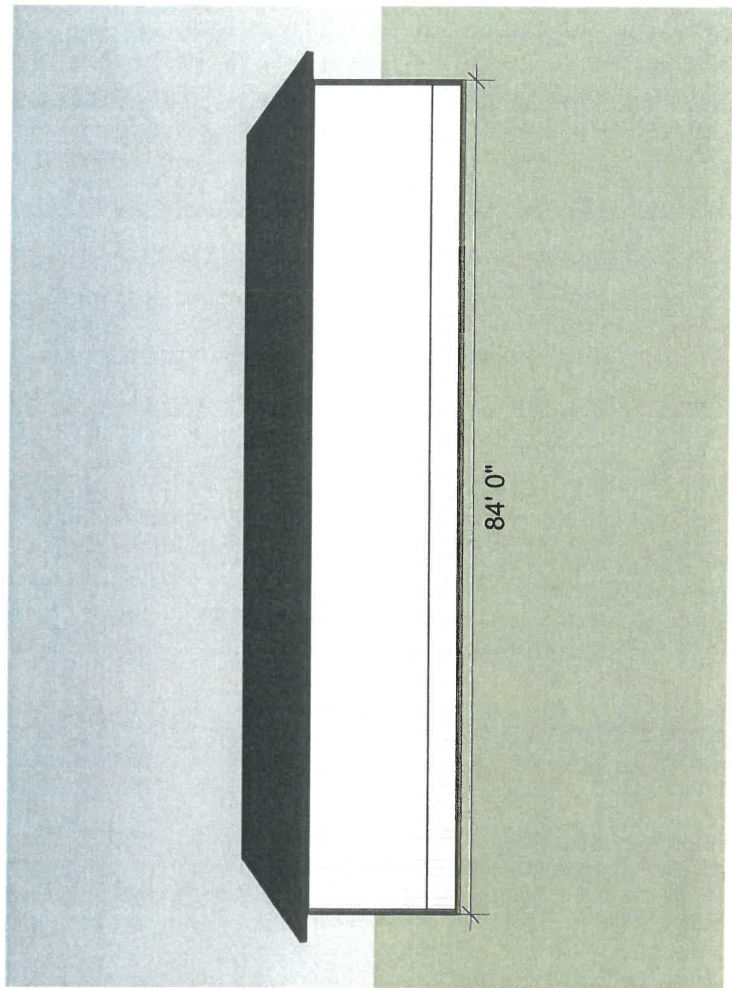
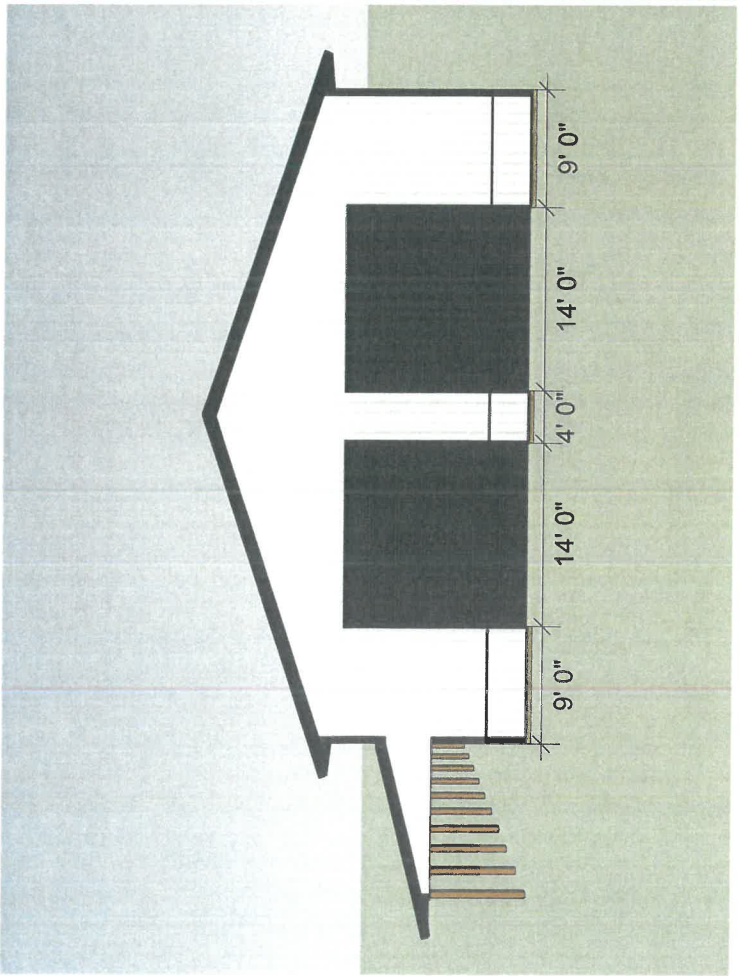
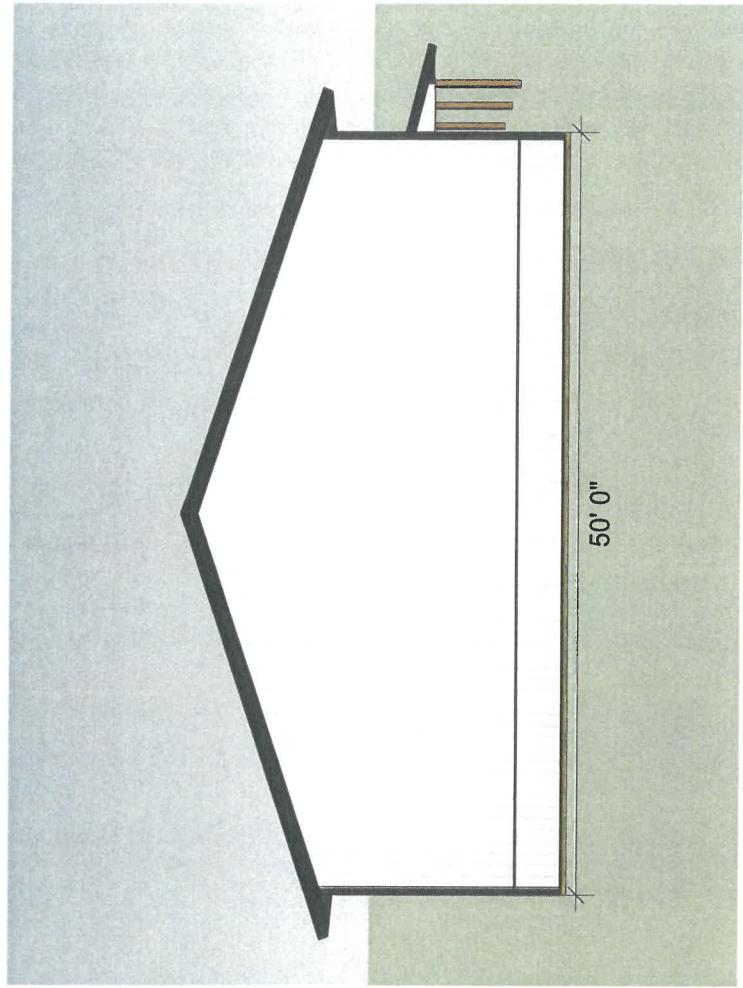
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1:2,257



St. Louis County, MN - Enterprise GIS, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA





CITY COUNCIL MEETING DATE: 11/03/2025

TO: Mayor & City Council

FROM: Eric Johnson, Community Development Director

SUBJECT: Special Use Permit – Keeping of Livestock

☒ **RESOLUTION:** 2025-167 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve a Special Use Permit for keeping of small livestock (3 horses and 4 goats) at 5053 Morris Thomas Road, in a R-3, Residential zoning district.

BACKGROUND

The Applicant (Alexandra and Seth Betts) reside at 5053 Morris Thomas Road. There is an existing single family home and two accessory structures (garage and pole building) on the property. The property is within a Recreational Environment Shoreland Area, however, the applicant is not proposing any modifications or disturbances within the shoreland area.

A Special Use Permit is required in order to keep livestock in the R-3, Residential district and requires there is a minimum of 5 acres of land area. The purpose of this requirement is to ensure the City is able to properly evaluate the site and make a formal determination that livestock, in this case horses and goats, can be maintained at the property without disruption to the neighborhood.

This area of the City is predominately large acreage residential lots, with the parcels to the east and west of the subject property being 10 acres in size and the parcel to the south being 20 acres in size.

The applicant intends to fence the perimeter of the property with fence appropriate for horses and goats. The proposed fence would be setback a minimum of 70 feet from the adjacent property lines. There is an existing pole building within the proposed pasture area which can be used for shelter of the horses and goats.

A public hearing for this item was held at the October 21, 2025 Planning and Zoning Commission meeting. There were no members of the public who spoke to the item with the Planning and Zoning Commission recommended the item to the City Council for their review and approval.

SITE INFORMATION:

Parcel Size: 10 acres
Legal Access: 5053 Morris Thomas Road
Wetlands: Yes, associated with banks of unnamed tributary
Existing Zoning: R-3, Residential

Airport Overlay: None
Shoreland Overlay: Yes – Recreational Environment Shoreland – Unnamed Tributary
Comprehensive Plan: Residential

Wetlands

Per the National Wetland Inventory (NWI) there are wetlands located along the banks of the unnamed tributary and are outside of the area associated with the proposed work.

Shoreland Area

The property is located within a Recreational Environment Shoreland Area and is subject to the requirements of the City's Shoreland Ordinance. There are no grading or filling activities or additional structures proposed as part of the proposed project.

General Special Use Permit Requirements

In addition to the specific requirements for the R-3, Residential zoning district, there are general conditions for all SUPs. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

1. The proposed development is likely to be compatible with development under the general conditions of this chapter on substantially all land in the vicinity of the proposed development.

The proposed use is compatible with this large acreage site. The fenced areas will be suitable for pasture, and the property has an existing pole building for the shelter of the horses and goats.

2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development.

The proposed use is appropriate for low-intensity agricultural uses. The keeping of three horses and four goats on the site will not have a negative impact on surrounding properties.

3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter.

The property is within an area marked for residential development on the Hermantown Comprehensive Plan.

4. The proposed use will not result in a random pattern of development with little contiguity to existing programmed development, and will not cause negative fiscal and environmental effects upon the community.

The existing adjacent properties are large acreage in size. The proposed use continues this character.

5. Other criteria required to be considered under the provisions of this code for any special use permit.

The proposed use will not result in any unexpected or negative impacts within the City.

SUMMARY & JUSTIFICATION:

The proposed Special Use Permit meets the criteria for keeping livestock in the R-3, Residential district. The 10 acre parcel is located in an area of the City with large acreage lots and the applicant has a suitable plan for pasture, feeding, and securing the livestock. Staff recommends approval of the Special Use Permit subject to the following findings and conditions:

1. The property at 5053 Morris Thomas Road is in an area of the City with large acreage lots and is a suitable location for the keeping of livestock.
2. Applicant proposes to keep livestock on the property. Specifically, the application cites the keeping of 3 horses and 4 goats on the site. The application does not specify horse breed but reference small horses.
3. The property is 10 acres in size and has an unnamed tributary located on the west side of property.
4. The total number of horses kept on the property shall be limited to three (3) horses and (4) goats. Modifications to this number shall require Administrative approval of a new Zoning Certificate based on the Community Development Director's review and approval.
5. The property shall be fully fenced and secured prior to the keeping of horses and goats on the property.
6. Applicant acknowledges the presence of the unnamed tributary and associated wetlands with the tributary on the property.
7. Applicant shall not fill any wetlands or place organic or other materials so as to alter the hydrology of the property.

8. Livestock shall at all times have access to water and feed stock consistent with best practices for the keeping of livestock.
9. Failure to meet any condition of this Special Use Permit may result in revocation of the Special Use Permit.
10. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

- Resolution
- Location Map
- Proposed Site Plan

Resolution No. 2025-167

Resolution Approving A Special Use Permit For The Keeping Of Livestock At 5053 Morris Thomas Road, In A R-3, Residential Zoning District

WHEREAS, Alexandra and Seth Betts (“Applicants”), owners of the property at 5053 Morris Thomas Road, submitted an application for a Special Use Permit for the keeping of livestock at 5053 Morris Thomas Road, located in the R-3, Residential Zoning District.

WHEREAS, Applicant seeks to keep up to three horses and 4 goats at the property at 5053 Morris Thomas Road (the “Project”), with a legal description as described in Attachment A; and

WHEREAS, The Hermantown Planning and Zoning Commission held a public hearing on the Special Use Permit application at its meeting on October 21, 2025 and recommended approval of the Special Use Permit at such meeting; and

WHEREAS, after due consideration of the entire City file, the testimony at the public hearing and all other relevant matters the City Council hereby makes the following findings related to the Special Use Permit.

FINDINGS OF FACT

1. The proposed Project is consistent with the Hermantown Comprehensive Plan.
2. The proposed Project at 5053 Morris Thomas Road is in an area of the City with large acreage lots and is a suitable location for the keeping of livestock.
3. The proposed use is consistent with the spirit and intent of the provisions of this chapter.
4. Applicant proposes to keep livestock on the property. Specifically, the application cites the keeping of 3 horses and 4 goats on the site. The application does not specify horse breed or size.
5. The property is 10 acres in size and has an unnamed tributary located on the west side of property.
6. The property shall be fully fenced and secured prior to the keeping of horses and goats on the property.
7. Applicant acknowledges the presence of the unnamed tributary and associated wetlands with the tributary on the property.
8. Applicant shall not fill any wetlands or place organic or other materials so as to alter the hydrology of the property.

9. Livestock shall at all times have access to water and feed stock consistent with best practices for the keeping of livestock.

CONCLUSION

On the basis of the foregoing Findings of Fact, the City Council of the City of Hermantown is hereby resolved as follows:

1. The Special Use permit for the Project is hereby approved.
2. The Approval of the Special Use Permit is subject to the following modifications/conditions:
 - 2.1 The approval shall be constructed as depicted on the Official Exhibits.
 - 2.2 The total number of horses kept on the property shall be limited to three (3) horses and four (4) goats. Modifications to this limit shall require Administrative approval of a new Zoning Certificate.
 - 2.3 The property shall be fully fenced and secured prior to the keeping of horses and goats on the property.
 - 2.4 Applicant acknowledges the presence of the unnamed tributary and associated wetlands with the tributary on the property.
 - 2.5 Applicant shall not fill any wetlands or place organic or other materials so as to alter the hydrology of the property.
 - 2.6 Livestock shall at all times have access to water and feed stock consistent with best practices for the keeping of livestock.
 - 2.7 The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.
 - 2.8 Failure to meet any condition of this Special Use Permit may result in revocation of the Special Use Permit.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted November 3, 2025.

ATTACHMENT A

EAST 10 ACRES OF SOUTH 30 ACRES OF SW 1/4 OF SW 1/4 SECTION 26 TOWNSHIP 50
RANGE 15

Property ID: 395-0010-07992

(TOP THREE INCHES RESERVED FOR RECORDING DATA)

SPECIAL USE PERMIT

Permission is hereby granted to Alexandra and Seth Betts (“Applicants”), owners of the property at 5053 Morris Thomas Road (395-0010-07992), submitted an application for the purpose of keeping livestock at 5053 Morris Thomas Road (395-0010-07992), (“Project”), and legally described in Attachment A.

The permission hereby granted is expressly conditioned as follows:

- a. That the Project will be constructed as described in the plans accompanying the application and the conditions contained herein.
- b. The Zoning Officer of the City of Hermantown shall be notified at least five (5) days in advance of the commencement of the work authorized hereunder and shall be notified of its completion within (5) days thereafter.
- c. No change shall be made in the Project without written permission being previously obtained from the City of Hermantown.
- d. Applicant shall grant access to the site at all reasonable times during and after construction to authorized representatives of the City of Hermantown for inspection of the Project to see the terms of this permit are met.
- e. The permit is permissive only. No liability shall be imposed upon or incurred by the City of Hermantown or any of its officers, agents or employees, officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of Applicant or any of Applicant’s agents, employees or contractors relating to any matter hereunder. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person against Applicant, its agents, employees of contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the City of Hermantown against Applicant, its agents, employees or contractors for violation of or failure to comply with the permit or applicable provisions of law.
- f. This permit may be terminated by the City of Hermantown at any time it deems necessary for the conservation of water resources, or in the interest of public health and

welfare, or for violation of any of the provisions of this permit.

- g. Applicant is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown Building Code and the Hermantown Fire Code.
- h. All state licenses and other permits required for the Project have been obtained by the Applicant and copies are provided to the City of Hermantown.
- i. That Applicant pay all direct costs incurred by the City of Hermantown in connection with the enforcement and administration of this permit within fifteen (15) days of Applicant being invoiced by the City for such costs.
- j. The total number of livestock kept on the property shall be limited to three (3) horses and (4) goats. Modifications to this number shall require Administrative approval of a new Zoning Certificate based on the Community Development Director's review and approval.
- k. The property shall be fully fenced and secured prior to the keeping of horses and goats on the property
- l. Applicant acknowledges the presence of the unnamed tributary and associated wetlands with the tributary on the property.
- m. Livestock shall at all times have access to water and feed stock consistent with best practices for the keeping of livestock.
- n. The applicant shall sign a consent form assenting to all conditions of this approval.
- o. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

IN WITNESS WHEREOF, the Mayor and City Clerk have hereunto set their hands on behalf of the City of Hermantown on the ____ day of _____, 2025.

CITY OF HERMANTOWN

By _____

Its Mayor

By _____

Its Clerk

STATE OF MINNESOTA)
)**ss.**
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Wayne Boucher, and Alissa McClure, the Mayor and City Clerk respectively of the City of Hermantown on behalf of the City.

Notary Public

ATTACHMENT A

EAST 10 ACRES OF SOUTH 30 ACRES OF SW 1/4 OF SW 1/4 SECTION 26 TOWNSHIP 50
RANGE 15

Property ID: 395-0010-07992

ACCEPTANCE OF RESOLUTION

Alexandra and Seth Betts (“Applicants”) hereby acknowledges and accepts the conditions specified on the foregoing Resolution and covenants and agrees to comply with each and every such condition.

Applicant acknowledges that the failure to comply with all of the modifications and conditions shall constitute a violation of the Hermantown Zoning Ordinance and that the City of Hermantown may, in such event, exercise and enforce its rights against the undersigned by instituting any appropriate action or proceeding to prevent, restrain, correct or abate the violation including, without limitation, exercising and enforcing its rights against any security that the undersigned may provide to the City to insure its compliance with the conditions contained in the foregoing Resolution.

Applicant acknowledges that this Resolution shall be recorded with the title to the property described in the text of the Resolution.

IN WITNESS WHEREAS, Alexandra and Seth Betts have executed this acceptance this ____ day of _____, 2025.

Alexandra Betts

Seth Betts

STATE OF MINNESOTA)
)ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, Alexandra and Seth Betts.

Notary Public

Location Map



Betts Household



9/5/2025, 12:40:15 PM

Tax Parcels - Neighborhood
 Pictometry2019

Red: Band_1

Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | St. Louis County, MN - Enterprise GIS |

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS



CITY COUNCIL MEETING DATE: November 3, 2025

TO: Mayor & City Council

FROM: Trish Crego, Utility and Infrastructure Director

SUBJECT: Resolution declaring that the road Jenny Farms Lane and the related public infrastructure have been accepted and opened

☒ **RESOLUTION:** 2025-168 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Accept Resolution declaring the road Jenny Farms Lane be accepted and opened.

BACKGROUND

The City Council adopted Resolution 2021-77 and 2021-97 approving the Development Agreements with Shaine W. Stokke, which required Shaine W. Stokke to construct the road Jenny Farms Lane and the related public infrastructure. That work is completed, but now needs to be formally accepted by the City. The attached resolution formally accepts the road Jenny Farms Lane and the related public infrastructure.

A punch list was created at the end of 2025, and those last items shall be completed by fall of 2025, including receiving the record drawings for the infrastructure.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Plat Map
Certificate of Completion

Resolution No. 2025-168

Resolution Declaring That The Road Jenny Farms Lane And The Related Public Infrastructure Have Been Accepted And Opened By The City Of Hermantown And Authorizing The Mayor And City Clerk To Execute And Deliver An Appropriate Certificate Thereof

WHEREAS, Section 350.01 of the City Ordinances states the City Council of the City of Hermantown determined that no road or street within the City of Hermantown shall be accepted or opened until a resolution has been approved declaring that such road or street has been accepted and opened by the City Council; and

WHEREAS, the location of the road Jenny Farms Lane and the related public infrastructure that are being accepted and opened hereinafter Jenny Farms Lane is shown on Exhibit A attached hereto; and

WHEREAS, Northland Consulting Engineering, Inc. has inspected Jenny Farms Lane and the related public infrastructure and has recommended that the City accept Jenny Farms Lane Road; and

WHEREAS, the City Council of the City of Hermantown hereby determines that the acceptance and opening of Jenny Farms Lane and the related public infrastructure is in the best interests of the City of Hermantown; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hermantown, Minnesota, as follows:

1. Jenny Farms Lane and the related public infrastructure is hereby accepted and opened by the City of Hermantown.
2. The date that Jenny Farms Lane and the related public infrastructure shall be determined to be opened and accepted shall be the date the Mayor and City Clerk execute a Certificate to that effect.
3. The City Clerk shall make an appropriate notation in the City records as to the date a certificate is executed and delivered by the Mayor and City Clerk pursuant hereto and indicate that such date is the date that Jenny Farms Lane became opened and accepted by the City of Hermantown.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution is declared duly passed and adopted November 3, 2025.

EXHIBIT B
CERTIFICATE OF SUBSTANTIAL COMPLETION OF ROADWAY

Date of Issuance: 10/8/2025 ~~20~~

This Certificate of Substantial Completion is made with reference to the following facts:

Shaine W. Stokke, (hereinafter the "Developer") entered into a Development Agreement (hereinafter referred to as "Development Agreement") with the City of Hermantown, a statutory city under the laws of the State of Minnesota, (hereinafter the "City"), with respect to a development to be constructed by Developer in the City.

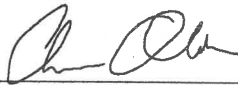
The undersigned hereby certifies that the following facts and representations are true and correct:

1. The construction of the Roadway as defined in the Development Agreement has been fully completed in accordance with the Plans and Specifications. The date of substantial completion is hereby established as of 10/8/2025.
2. All capitalized terms when used herein shall have the meaning given them in the Development Agreement.

LKO Enterprises, Inc.

Name of Developer's Contractor

By



Its President

The undersigned, the City Engineer, based on the foregoing Certificate and such other testing and inspections as it deemed necessary hereby certifies that the construction of the Roadway defined in the Development Agreement other than the blacktopping of the Roadway has been substantially completed in accordance with the Plans and Specification and the terms of the Development Agreement.

Dated _____

Northland Consulting Engineers. L.L.P.

By

Its

EXHIBIT C
CERTIFICATE OF FINAL COMPLETION

Date of Issuance: 10/8/2025, 2022 ~~2022~~

This Certificate of Final Completion is made with reference to the following facts:

Shaine W. Stokke, (hereinafter the "Developer") entered into a Development Agreement (hereinafter referred to as "Development Agreement") with the City of Hermantown, a statutory city under the laws of the State of Minnesota, (hereinafter the "City"), with respect to a development to be constructed by Developer in the City.

The undersigned parties hereby certify that the following facts and representations are true and correct:

1. The construction of the Infrastructure Improvements defined in the Development Agreement has been completed strictly in accordance with the Infrastructure Plans and Specifications and the terms of the Development Agreement. The date of final completion is hereby established as of October 8, 2025.

2. All capitalized terms when used herein shall have the meaning given them in the Development Agreement.

3. That the following have been satisfied:

3.1. Construction of the Infrastructure Improvements have been fully completed in accordance with the Infrastructure Plans and Specifications.

3.2. The Stormwater Improvements have been completed in accordance with the MS4 Certificate of Compliance.

3.3. The provisions of Section 3.11 of this Agreement with respect to the payment of fees have been satisfied.

3.4. Developer is not in default under this Agreement.

3.5. All wetland work has been completed in accordance with any permits or approvals for such work.

3.6. Developer has provided record drawings for the Infrastructure Improvements constructed by it pursuant to this Agreement on paper and electronically in auto-cad format and PDF format before June 30, 2022. Developer has also provided City with an electronic copy of the recorded Plat.

3.7. Developer has provided the GPS data points for the wetland boundaries on all lots within the Plat and for the permanent wetland markers required to be installed by Developer pursuant to Section 8.3 hereof.

SHAINE W. STOKKE

JPJ Engineering, Inc.

By Shaine W. Stokke
Its Owner

Developer's Engineer:
John P. Jamnick
By John P. Jamnick
Its President

The undersigned, the City Engineer, based on the foregoing Certificate and such other testing and inspections as it deemed necessary hereby certifies that the construction of the Infrastructure Improvements defined in the Development Agreement have been completed strictly in accordance with the Plans and Specification.

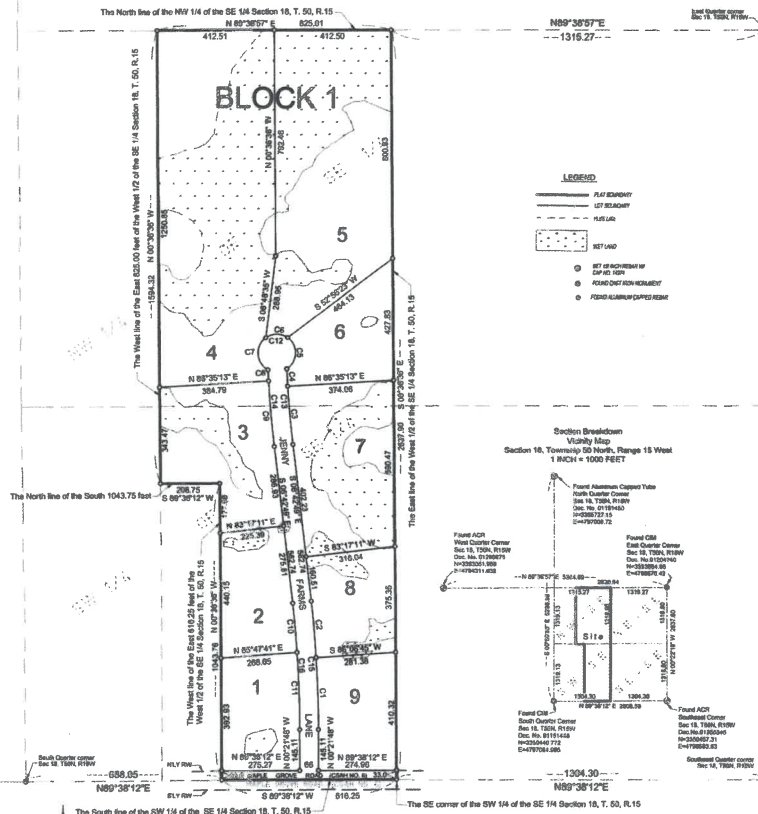
Dated: _____

Northland Consulting Engineers, LLP

By _____
Its _____

JENNY FARMS

LOCATED IN W 1/2 OF SE 1/4 OF SEC. 18, TWP. 50, RGE. 15
ST. LOUIS COUNTY MINNESOTA

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C2	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C3	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C4	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C5	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C6	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C7	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C8	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C9	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C10	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C11	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C12	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C13	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C14	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C15	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C16	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C17	400.00	104.88	104.88	N 89°38'12" W	89°38'12"
C18	400.00	104.88	104.88	N 89°38'12" W	89°38'12"

NOTE:

Bearings, Distances and Coordinates are based on the SLC1986 Coordinate System. Assigned SLC1986 NAD83 NGRS 2007 bearing for the South line of the SE 1/4 is N 89°38'12" E.

KNOW ALL PERSONS BY THESE PRESENTS:

That Shaina W. Stokke and Gine M. Stokke husband and wife, owners and National Bank of Commerce, a Wisconsin Corporation, Mortgagee of the following described property.

That part of the East 825.00 feet of the West Half of the Southeast Quarter of Section 18, Township 50 North, Range 15 West of the Fourth Principal Meridian described as follows: Beginning at the Southeast corner of the Southeast Quarter of said Southeast Quarter; thence on a bearing of South 89 degrees 38 minutes 12 seconds West along the South line of said Southeast Quarter of the Southeast Quarter a distance of 918.25 feet; thence North 00 degrees 30 minutes 30 seconds West parallel with the East line of said Southeast Quarter of the Southeast Quarter a distance of 1043.78 feet; thence South 89 degrees 38 minutes 12 seconds West parallel with the South line of said Southeast Quarter of the Southeast Quarter a distance of 208.75 feet to the West line of the East 825.00 feet of said West Half of the Southeast Quarter; thence North 00 degrees 30 minutes 30 seconds West along said West line of the East 825.00 feet a distance of 1594.32 feet to the North line of the Northwest Quarter of said Southeast Quarter; thence North 89 degrees 38 minutes 57 seconds East along said North line a distance of 825.01 feet to the East line of said West Half of the Southeast Quarter; thence South 00 degrees 30 minutes 30 seconds East along said East line a distance of 2527.50 feet to the point of beginning.

Has caused the same to be surveyed and platted as JENNY FARMS and do hereby dedicate to the public for public use the public way(s) under the drainage and utility easement(s) as created by this plat.

In witness whereof Shaina W. Stokke and Gine M. Stokke, husband and wife, hereunto set their hands this 31st day of 2024.

Shaina W. Stokke
Gine M. Stokke

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

The instrument was acknowledged before me this 31st day of 2024 by Shaina W. Stokke and Gine M. Stokke.

Notary Public
Notary Printed

Notary Public, St. Louis County, Minnesota
My Commission Expires 03/31/2025

In witness whereof, National Bank of Commerce, a Wisconsin Corporation has caused these presents to be signed by its proper officer this 31st day of 2024.

Signed: NATIONAL BANK OF COMMERCE

Notary Public, St. Louis County, Minnesota
My Commission Expires 03/31/2025

Notary Public, St. Louis County, Minnesota
My Commission Expires 03/31/2025

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Notary Public, St. Louis County, Minnesota
My Commission Expires 03/31/2025

October 24th, 2025

John Mulder
City Administrator
City of Hermantown
5105 Maple Grove Road
Hermantown MN 55811

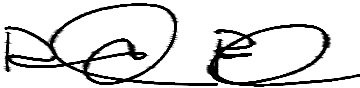
Re: Keene Creek Trail

Dear John:

Attached is Pay Application #1 for the work associated with the Keene Creek Trail – Segment 4 Construction from October 10, 2025 through October 24, 2025. NCE and Veit & Company, Inc. have reviewed the project progress thus far and agreed upon quantities of work completed. The amount of Pay Application #1 is **\$46,242.20**. The City will hold a 5% retainage of the completed construction through the duration of the project. This retainage amount for pay application #1 is **\$2,433.80**.

NCE has reviewed the quantities through construction inspection and discussions with Veit & Company, Inc. representatives. I recommend payment in the amount of **\$46,242.20** be authorized at the November 3rd, 2025 City Council Meeting.

Thank you,



David Bolf, P.E. – City Engineer
Northland Consulting Engineers
218-727-5995
david@nce-duluth.com

CC: Will Goldsworthy, Veit & Company, Inc
Trygve Lodin, Northland Consulting Engineers
Trish Crego, City of Hermantown
Aliss McClure, City of Hermantown

Resolution No. 2025-169

**Resolution Approving Pay Request Number 1 For Keene Creek Trail Segment 4
Construction To Veit & Company In The Amount Of \$46,242.20**

WHEREAS, the City of Hermantown has contracted with Veit & Co. (“Contractor”) for Keene Creek Trail Segment 4 (“Project”); and

WHEREAS, Veit & Co. has performed a portion of the agreed upon work in said Project; and:

WHEREAS, Veit & Co. has recommended such has submitted Pay Request No.1 in the amount of \$46,242.20

WHEREAS, the necessary documentation for the pay request is on file and available for inspection; and

WHEREAS, the City will maintain an accumulated retainage as shown on the pay requests until the final work and documentation is completed; and

WHEREAS, Northland Consulting Engineers LLP has approved such Pay Request No. 1 provided that \$2,433.80 as retainage of 5% be withheld pending final acceptance of the Project by the City of Hermantown.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hermantown, Minnesota as follows:

1. Pay Request No. 1 is hereby approved.
2. The City is hereby authorized and directed to accept the contract increase in the sum of \$46,242.20 which is the amount represented on Change Order No. 1.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted November 3, 2025.

EXHIBIT A

Contractor's Application for Payment

No. 1

Application Period:		October 10, 2025 through October 24, 2025	Application Date:	10/24/2025
To City of Hermantown (Owner):	Project	Keene Creek Trail	From (Contractor): Veit & Copmany Inc.	Via (Engineer): Northland Consulting Engineers, LLP
Owner's Contract Number:	Contractor's Project Number:	Engineer Project Number:	23-8004	

Application For Payment Change Order Summary		
Approved Change Orders		
Number	Additions	Deductions
1	\$ 19,328.00	
2		
3		
4		
TOTAL	\$19,328.00	
NET CHANGE BY CHANGE ORDER:		\$19,328.00

Application For Payment Previous Pay Application Summary		
Approved Pay Applications		
Number	Date	Amount
1		
2		
3		
4		
8. TOTALS		

1. ORIGINAL CONTRACT PRICE.....	\$ 2,937,855.30
2. Net change by Change Orders.....	\$ 19,328.00
3. Current Contract Price (Line 1 ± 2).....	\$ 2,957,183.30
4. TOTAL COMPLETED AND STORED TO DATE	
a. See attached Pay Application Summary.....	\$ 48,676.00
b. Materials on Hand (See Attached Invoice).....	\$
c. (4a+4b).....	\$ 48,676.00
5. RETAINAGE:	
a. 5% X \$48,676.00 Work Completed.....	\$ 2,433.80
b. 0% X Stored Material.....	\$
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 2,433.80
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 46,242.20
7. LESS PREVIOUS PAYMENTS (Line 8).....	\$
9. AMOUNT DUE THIS APPLICATION.....	\$ 46,242.20
10. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 - 4 + Line 5.c above).....	\$ 2,910,941.10

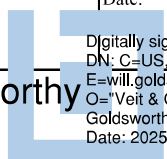
Payment of: \$ **46,242.20**

(Line 9 or other - attach explanation of the other amount)

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security

Contractor Signature - Veit and Company Inc.

By:  Date:
Digitally signed by Will Goldsworthy
DN: C=US,
E=will.goldsworthy@veitusa.com,
O="Veit & Company, Inc.", CN=Will Goldsworthy
Date: 2025.10.23 09:45:23-05'00'

Recommended by:

 10/23/2025
David Bolf, P.E. - City Engineer (Date)

Approved by:

John Mulder, City Administrator (Date)

 Northland Consulting Engineers L.L.P. Structural, Civil and Forensic Engineering			Pay Application #1 - October 24th, 2025						
			Keene Creek Trails						
LINE ITEM NO.	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	SEGMENT 4 - SOUTH	SEGMENT 4 - NORTH	CONTRACT TOTAL QUANTITY	VEIT UNIT PRICE	TOTAL PROJECT	
								COMPLETED QUANTITIES	COMPLETED COSTS
BASE BID									
1	2021.501	MOBILIZATION	LS	0.5	0.5	1	\$198,000.00	0.05	\$9,900.00
2	2100.601	FURNISH AND INSTALL PAVILION	LS	1	0	1	\$53,000.00	0	\$0.00
3	2101.502	CLEARING	ACRE	1.41	1.45	2.86	\$6,800.00	2.86	\$19,448.00
4	2101.502	GRUBBING	ACRE	3.14	3.24	6.38	\$7,900.00	0	\$0.00
5	2104.503	SAWING BITMINOUS PAVEMENT (FULL DEPTH)	LF	73	48	121	\$3.20	0	\$0.00
6	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	13.0	12.0	25.0	\$7.00	0	\$0.00
7	2104.602	SALVAGE BOULDER	EACH	10	0	10	\$93.00	0	\$0.00
8	2106.507	SELECT GRANULAR BORROW MOD 7% (CV)	CY	3,294	1,990	5,284	\$34.00	0	\$0.00
9	2106.507	GRANULAR EMBANKMENT (CV)	CY	2,316	1,163	3,479	\$32.00	0	\$0.00
10	2106.507	EXCAVATION - MUCK	CY	1,278	691	1,969	\$21.00	0	\$0.00
11	2106.507	EXCAVATION - ROCK	CY	0	500	500	\$91.00	0	\$0.00
12	2106.507	EXCAVATION - COMMON	CY	5,677	3,636	9,313	\$10.50	0	\$0.00
13	2106.507	COMMON EMBANKMENT (CV)	CY	2,186	1,759	3,945	\$9.00	0	\$0.00
14	2108.504	GEOTEXTILE FABRIC TYPE 5	SY	13,155	8,165	21,320	\$1.90	0	\$0.00
15	2211.507	AGGREGATE BASE (CV) CLASS 5	CY	3,330	2,106	5,436	\$43.00	0	\$0.00
16	2221.507	SHOULDER BASE AGGREGATE (CV) CLASS 5	CY	207	150	357	\$88.00	0	\$0.00
17	2301.504	CONCRETE PAVEMENT 6"	SY	113	11	124	\$168.00	0	\$0.00
18	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B)	TON	950	655	1,605	\$108.00	0	\$0.00
19	2360.509	TYPE SP 9.5 NON WEARING COURSE MIXTURE (3,B)	TON	60	0	60	\$178.00	0	\$0.00
20	-	BRIDGE	LS	1	0	1	\$198,000.00	0	\$0.00
21	2411.604	MODULAR BLOCK RETAINING WALL	SF	5,650	3,150	8,800	\$68.00	0	\$0.00
22	2412.502	6X4 PRECAST CONCRETE BOX CULVERT END SECTION	EACH	0	2	2	\$6,700.00	0	\$0.00
23	2412.502	9X6 PRECAST CONCRETE BOX CULVERT END SECTION	EACH	2	0	2	\$11,600.00	0	\$0.00
24	2412.503	6X4 PRECAST CONCRETE BOX CULVERT	LF	0	40	40	\$940.00	0	\$0.00
25	2412.503	9X6 PRECAST CONCRETE BOX CULVERT	LF	56	0	56	\$1,200.00	0	\$0.00
26	2501.502	15" CP PIPE CULVERT	LF	186	165	351	\$58.00	0	\$0.00
27	2501.503	15" GS PIPE APRON	EACH	8	12	20	\$778.00	0	\$0.00
28	2501.502	18" CP PIPE CULVERT	LF	68	38	106	\$64.00	0	\$0.00
29	2501.503	18" GS PIPE APRON	EACH	2	2	4	\$566.00	0	\$0.00
30	2501.502	24" CP PIPE CULVERT	LF	138	0	138	\$71.00	0	\$0.00
31	2501.503	24" GS PIPE APRON	EACH	10	0	10	\$677.00	0	\$0.00
32	2501.502	36" CP PIPE CULVERT	LF	103	0	103	\$145.00	0	\$0.00
33	2501.503	36" GS PIPE APRON	EACH	4	0	4	\$1,500.00	0	\$0.00
34	2502.503	4" PERF PVC PIPE DRAIN	LF	2100	1800	3900	\$17.00	0	\$0.00
35	2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	1	0	1	\$220.00	0	\$0.00
36	2506.502	ADJUST FRAME AND RING CASTING	EACH	11	0	11	\$182.00	0	\$0.00
37	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007C	LF	20.21	0	20.21	\$980.00	0	\$0.00
38	2506.602	MANHOLE FRAME SEAL	EACH	22	0	22	\$207.00	0	\$0.00
39	2511.507	RANDOM RIPRAP CLASS III	CY	19	15	34	\$95.00	0	\$0.00
40	2511.602	BOULDER PLACEMENT	EACH	10	0	10	\$112.00	0	\$0.00
41	2521.518	4" CONCRETE WALK	SF	420	1480	1,900	\$23.00	0	\$0.00
42	2531.618	TRUNCATED DOMES	SF	32	16	48	\$52.00	0	\$0.00
43	2540.602	FURNISH AND INSTALL TRASH RECEPTACLES	EACH	7	18	25	\$982.00	0	\$0.00
44	2540.602	FURNISH AND INSTALL BENCHES	EACH	7	18	25	\$2,050.00	0	\$0.00
45	2540.603	METAL RAILING	LF	0	600	600	\$300.00	0	\$0.00
46	2557.502	SALVAGE VEHICULAR GATE	EACH	1	0	1	\$5,000.00	0	\$0.00
47	2557.502	VEHICULAR GATE	EACH	1	2	3	\$4,400.00	0	\$0.00
48	2563.601	TRAFFIC CONTROL	LS	0.5	0.5	1	\$4,250.00	0	\$0.00
49	2564.518	SIGN PANELS TYPE C	SF	60.16	59.00	119.16	\$100.00	0	\$0.00
50	2565.616	PEDESTRIAN CROSSWALK FLASHER SYSTEM	SYS	0	1	1	\$20,600.00	0	\$0.00
51	2573.501	STABILIZED CONSTRUCTION EXIT	LS	0.5	0.5	1	\$10,500.00	0	\$0.00
52	2573.502	CULVERT END CONTROL	EACH	12	7	19	\$338.00	0	\$0.00
53	2573.503	SILT FENCE, TYPE HI	LF	8,975	5,225	14,200	\$4.20	0	\$0.00
54	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	535	465	1,000	\$4.20	0	\$0.00
55	2575.604	RAPID STABILIZATION METHOD 4	SY	9,250	4,500	13,750	\$2.30	0	\$0.00
56	2582.503	4" SOLID LINE PAINT	LF	72	0	72	\$3.40	0	\$0.00
57	2582.518	CROSSWALK PREFORM THERMOPLASTIC GROUND IN	SF	180	0	180	\$31.00	0	\$0.00
58	2582.618	PAVEMENT MARKING SPECIAL	SF	350	0	350	\$3.40	0	\$0.00
59	-	CHANGE ORDER NO. 1	LS	1	0	1	\$19,328.00	1	\$19,328.00
TOTAL AMOUNT EARNED							\$48,676.00		

CITY COUNCIL MEETING DATE: November 3, 2025

TO: Mayor & City Council

FROM: Joe Wicklund, Assistant City Administrator

SUBJECT: HAHA Off-Site Gambling

☒ **RESOLUTION:** 2025-170 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

This action would be the City’s support of Hermantown Area Hockey Association (HAHA) and their application for an off-site gambling license with the state. This would allow HAHA to hold an annual raffle of automobiles generously donated by NorthStar Ford. The expected funding HAHA will return from these raffles is committed back to the City for construction of the new arena. HAHA has committed, via a board resolution, \$114,000 annually to enhance the funding for construction of the new arena. Additionally, the donation of these automobiles and subsequent raffle have also made it possible for the Arena Board to commit an additional \$76,000 annually to the City for construction of the new arena. The donations from HAHA and the Arena Board, when combined with naming rights, leave a gap that the fundraising group – Arena Legacy Fund – feels they can close over time.

In 2024, the City Council approved this same permit. The term “charitable” was erroneously used in that memo – this update to “off-site” is the appropriate terminology.

BACKGROUND

Under state statute, permits for off-site gambling are issued to applicants if the City Council adopts by resolution the issuance of the permit. This type of gambling – a raffle – can be performed by HAHA under Hermantown’s Code of Ordinances.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Resolution
HAHA’s application for the off-site gambling license

Resolution No. 2025-170

**Resolution Approving Application To Conduct Off-Site Gambling For Hermantown
Amateur Hockey Association (“HAHA”)**

WHEREAS, the Hermantown Amateur Hockey Association has requested approval of an application to conduct off-site gambling on the premises of the Hermantown Arena at 4309 Ugstad Road with the Minnesota Charitable Gambling Control Board; and

WHEREAS, under Minnesota Statute 349.213, Subdivision 2, provides that an initial premises permit will be issued to an applicant if the City Council were to adopt a resolution approving the issuance of the initial premises permit; and

WHEREAS, the gambling to be conducted by the Hermantown Amateur Hockey Association pursuant to such applications is permitted under the Hermantown Code of Ordinances, Section 430, Gambling; and

WHEREAS, the City Council of the City of Hermantown has carefully considered this matter and has determined that it does not have a basis for disapproving the licenses that are applied for by the Hermantown Amateur Hockey Association.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hermantown, Minnesota, as follows:

1. The City Council of the City of Hermantown hereby approves the application for new off-site gambling licenses made by the Hermantown Amateur Hockey Association for the conduct by it of lawful gambling on the premises of the Hermantown Arena.

2. Nothing in this resolution shall be deemed to cause the City of Hermantown to be responsible for any actions conducted by the Hermantown Amateur Hockey Association pursuant to the license to be issued by the Minnesota Gambling Control Board pursuant to its application.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of the foregoing resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted November 3, 2025.

LG230 Application to Conduct Off-Site Gambling**No Fee****ORGANIZATION INFORMATION**Organization Name: Hermantown Amateur Hockey Association License Number: 02165Address: 4309 Ugstad Rd City: Hermantown, MN Zip: 55811Chief Executive Officer (CEO) Name: Adam Wright Daytime Phone: 2189662697Gambling Manager Name: Andrea Mahnke Daytime Phone: 2183100204**GAMBLING ACTIVITY**

Twelve off-site events are allowed each calendar year not to exceed a total of 36 days.

From 01 / 01 / 2026 to 12 / 31 / 2026

Check the type of games that will be conducted:



Raffle



Pull-Tabs



Bingo



Tipboards



Paddlewheel

GAMBLING PREMISESName of location where gambling activity will be conducted: Hermantown Arena

Street address and

City (or township): 4309 Ugstad Rd, Hermantown MN Zip: 55811 County: St. Louis

- Do not use a post office box.
- If no street address, write in road designations (example: 3 miles east of Hwy. 63 on County Road 42).

Does your organization own the gambling premises?

**Yes** If yes, a lease is not required.**No** If no, the lease agreement below must be completed, and signed by the lessor.**LEASE AGREEMENT FOR OFF-SITE ACTIVITY (a lease agreement is not required for raffles)**Rent to be paid for the leased area: \$0 (if none, write "0")

All obligations and agreements between the organization and the lessor are listed below or attached.

- Any attachments must be dated and signed by both the lessor and lessee.
- This lease and any attachments is the total and only agreement between the lessor and the organization conducting lawful gambling activities.
- Other terms, if any:

Lessor's Signature: Wayne WhitmanDate: 10/13/25Print Lessor's Name: Wayne Whitman (Superintendent)

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