

CITY OF HERMANTOWN

City Council Meeting

Monday, July 7, 2025

6:30 PM Central

MEETING CONDUCTED IN PERSON & VIA ZOOM

Mayor Wayne Boucher: Present

Councilor John Geissler: Present

Councilor Andy Hjelle: Present

Councilor Brian LeBlanc: Present

Councilor Joseph Peterson: Present

CITY STAFF: John Mulder, City Administrator; Alissa McClure, City Clerk; Joe Wicklund, Assistant City Administrator; Brandon Holmes, Building Official; Jim Crace, Director of Public Safety; Trish Crego, Utility & Infrastructure Director; David Bolf, City Engineer; Gunnar Johnson, City Attorney

VISITORS: 14

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ANNOUNCEMENTS**
5. **PUBLIC HEARING**
6. **COMMUNICATIONS**
 - A. Correspondence 25-99 through 25-103 placed on file
7. **PRESENTATIONS**
 - A. **2026 Budget - Capital Improvements**
John Mulder, City Administrator
(Pre-Agenda Only)
 - B. **2026 Budget - Payroll**
John Mulder, City Administrator
(Pre-Agenda Only)

C. 2025 Trails Update

David Bolf, City Engineer
(Pre-Agenda Only)

D. ADA Inventory Update

David Bolf, City Engineer
(Pre-Agenda Only)

8. PUBLIC DISCUSSION

9. MOTIONS

10. CONSENT AGENDA

A. **Minutes** - Approval or correction of June 16, 2025 City Council Continuation Minutes

B. **Accounts Payable** - Approve general city warrants from June 16, 2025 through June 30, 2025 in the amount of \$1,780,752.49

Motion to the approve the Consent Agenda. This motion, made by Councilor Brian LeBlanc and seconded by Councilor John Geissler, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

11. ORDINANCES

12. RESOLUTIONS

A. **2025-104 Resolution Accepting Large Specific Project Scoping Document and Authorizing The Preparation Of The Draft Alternative Urban Areawide Review (AUAR) Document For The Section 31 Hermantown Industrial Project**

(motion, roll call)

Motion to approve 2025-104 Resolution Accepting Large Specific Project Scoping Document and Authorizing The Preparation Of The Draft Alternative Urban Areawide Review (AUAR) Document For The Section 31 Hermantown Industrial

Project. This motion, made by Councilor John Geissler and seconded by Councilor Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

B. 2025-105 Resolution Approving Insurance Coverage And City Does Not Waive The Monetary Limits On Municipal Tort Liability For The City Of Hermantown

(motion, roll call)

Motion to approve 2025-105 Resolution Approving Insurance Coverage And City Does Not Waive The Monetary Limits On Municipal Tort Liability For The City Of Hermantown. This motion, made by Councilor John Geissler and seconded by Councilor Andy Hjelle, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

C. 2025-106 Resolution Accepting Ehler's Proposal To Redo Financial Management Plan In An Amount Not To Exceed \$39,000

(motion, roll call)

Motion to approve 2025-106 Resolution Accepting Ehlers' Proposal To Redo Financial Management Plan In An Amount Not To Exceed \$39,000. This motion, made by Councilor Joseph Peterson and seconded by Councilor Brian LeBlanc, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

D. 2025-107 Resolution Approving A Memorandum Of Understanding Between The United States Capitol Police And City Of Hermantown

(motion, roll call)

Motion to approve 2025-107 Resolution Approving A Memorandum Of Understanding Between The United States Capitol Police And City Of Hermantown. This motion, made by Councilor Brian LeBlanc and seconded by Councilor John Geissler, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

E. 2025-108 Resolution Approving Pay Request Number 13 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$1,666,686.26

(motion, roll call)

Motion to approve 2025-108 Resolution Approving Pay Request Number 13 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$1,666,686.26. This motion, made by Councilor Joseph Peterson and seconded by Councilor Brian LeBlanc, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

F. **2025-109 Resolution Authorizing And Directing The Mayor And City Clerk To Execute And Deliver An Assessment Agreement Between The City Of Hermantown And Timothy H. Carlson and Cynthia J. Carlson**

(motion, roll call)

Motion to approve 2025-109 Resolution Authorizing And Directing The Mayor And City Clerk To Execute And Deliver An Assessment Agreement Between The City Of Hermantown And Timothy H. Carlson and Cynthia J. Carlson. This motion, made by Councilor Andy Hjelle and seconded by Councilor Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

G. **2025-110 Resolution Authorizing And Directing The Mayor And City Clerk To Execute And Deliver A Settlement Agreement Between The City Of Hermantown And William A. Marsolek A/K/A William Marsolek And Stacie R. Marsolek A/K/A Stacie Marsolek (Collectively "Marsolek")**

(motion, roll call)

Motion to approve 2025-110 Resolution Authorizing And Directing The Mayor And City Clerk To Execute And Deliver A Settlement Agreement Between The City Of Hermantown And William A. Marsolek A/K/A William Marsolek And Stacie R. Marsolek A/K/A Stacie Marsolek (Collectively "Marsolek"). This motion, made by Councilor John Geissler and seconded by Councilor Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

H. **2025-111 Resolution Approving Final Plans And Specifications And Ordering Advertisement For Bids For The 2025 Construction Hermantown Trail Sections 4 And Part Of 3**

(motion, roll call)

Motion to table 2025-111 Resolution Approving Final Plans And Specifications And Ordering Advertisement For Bids For The 2025 Construction Hermantown Trail Sections 4 And Part Of 3. This motion, made by Councilor Brian LeBlanc and seconded by Councilor Joseph Peterson, Tabled.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

I. **2025-112 Resolution Approving Final Plans And Specifications And Ordering Advertisement For Bids For The Improvement District No. 323 Water System Connection And Booster Station Project**

(motion, roll call)

Motion to approve 2025-112 Resolution Approving Final Plans And Specifications And Ordering Advertisement For Bids For The Improvement District No. 323 Water System Connection And Booster Station Project. This motion, made by Councilor Andy Hjelle and seconded by Councilor John Geissler, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

J. **2025-113 Resolution Approving Final Planned Unit Development With KTJ 360 LLC For The Hermantown Cottages Development**

(motion, roll call)

Public comment was received regarding the proposed KTJ 360 PUD project:

Matthew Butorac, 4089 Lavaque Road, expressed opposition to the project, citing concerns about the 20-foot setback being too close to Maple Grove Road, increased traffic noise, and the loss of existing screening provided by The Pillars development.

Mary Butorac, 4089 Lavaque Road, also spoke in opposition, raising concerns about diminished quality of life due to proximity to the road, increased traffic, fumes, and noise.

Eric Martin, speaking on behalf of Oppidan, voiced support for the project, stating it would continue to meet housing needs in Hermantown and expressed appreciation for the opportunity to serve the community. He made himself available for any questions from the Council.

Motion to approve 2025-113 Resolution Approving Final Planned Unit Development With KTJ 360 LLC For The Hermantown Cottages Development. This motion, made by Councilor Joseph Peterson and seconded by Councilor John Geissler, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Nay

Yea: 4, Nay: 1

K. **2025-114 Resolution Approving Special Use Permit For Construction Of An Accessory Structure In Excess Of 1,200 Square Feet In The R-3 Zoning District At 4890 Adrian Lane (395-0098-00080 and 395-0098-00090) And Imposing Conditions Thereon**

(motion, roll call)

Motion to approve 2025-114 Resolution Approving Special Use Permit For Construction Of An Accessory Structure In Excess Of 1,200 Square Feet In The R-3 Zoning District At 4890 Adrian Lane (395-0098-00080 and 395-0098-00090) And Imposing Conditions Thereon. This motion, made by Councilor John Geissler and seconded by Councilor Andy Hjelle, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

L. **2025-115 Resolution Approving A Special Use Permit To Construct a Contractor's Shop and Storage Yard In The C-1, Office/Light Industrial Zoning District**

(motion, roll call)

Motion to approve 2025-115 Resolution Approving A Special Use Permit To Construct a Contractor's Shop and Storage Yard In The C-1, Office/Light Industrial Zoning District. This motion, made by Councilor Brian LeBlanc and seconded by Councilor John Geissler, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

M. **2025-116 Resolution Authorizing And Directing The Mayor And City Clerk To Execute And Deliver A Development Agreement With Soumis Construction, Inc. For The Reside Apartments**

(motion, roll call)

Motion to approve 2025-116 Resolution Authorizing And Directing The Mayor And City Clerk To Execute And Deliver A Development Agreement With Soumis Construction, Inc. For The Reside Apartments. This motion, made by Councilor Joseph Peterson and seconded by Councilor John Geissler, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Nay

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 4, Nay: 1

N. **2025-117 Resolution Approving Tentative Agreement And Authorizing And Directing Mayor And City Clerk To Execute And Deliver Agreements With AFSCME Local 66 For The Period Of January 1, 2025 Through December 31, 2027**

(motion, roll call)

Motion to approve 2025-117 Resolution Approving Tentative Agreement And Authorizing And Directing Mayor And City Clerk To Execute And Deliver Agreements With AFSCME Local 66 For The Period Of January 1, 2025 Through December 31, 2027. This motion, made by Councilor Andy Hjelle and seconded by Councilor Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

13. **CLOSED SESSION**

14. **RECESS**

Motion to recess at 7:20 p.m. This motion, made by Councilor Brian LeBlanc and seconded by Councilor John Geissler, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

ATTEST:

Mayor

City Clerk