

CITY OF HERMANTOWN

AGENDA

Pre-Agenda Meeting Monday, August 3, 2026 at 4:30 p.m.
Council Chambers, City Hall - Hermantown Governmental Services Building

City Council Meeting Monday, August 3, 2026 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. COMMUNICATIONS

A. Correspondence 26-494 through 26-581 placed on file

6. PRESENTATIONS

A. St. Louis County Overpass Planning

Vic Lund — Traffic Engineer, St. Louis County

Jim Foldesi — Public Works Director, St. Louis County

B. School Financing and Commercial Development

Candace Neilis — Director of Business Services, ISD 700

Wayne Whitwam — Superintendent, ISD 700

7. PUBLIC COMMENT

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. Speakers who wish to comment at this time or later on agenda items should be signed up prior to the start of the meeting. A sign-up sheet is available in the lobby prior to the meeting for verbal remarks. As always, written comments may be submitted to the City Clerk before the end of the meeting.

8. 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 July 20, 2026 City Council Continuation Minutes and the July 27, 2026 City Council Work Session Minutes

B. **Accounts Payable** - Approve general city warrants from July 16, 2026 through July 31, 2026 in the amount of \$1,402,436.88

9. ORDINANCES

- A. **2026-01 An Ordinance Amending Chapter 9, Of The Hermantown Code Of Ordinances By Amending Chapter 9, Utilities And Services**

(first reading)

10. 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. **2026-88 Resolution Approving Wetland Replacement Plan For Arrowhead Substation**

(motion, roll call)

- B. **2026-89 Resolution Approving Amendments To Planned Unit Development Stebner Road Development**

(motion, roll call)

- C. **2026-90 Resolution Approving Final Plans And Specifications And Ordering Advertisement For Bids For The 2026 Construction Of Hawkline Utilities In Section 4 District No. 553**

(motion, roll call)

- D. **2026-91 Resolution Accepting A Proposal For Engineering Services For Dewatering Related Environmental Consulting Services With A Total Not To Exceed Contract Amount Of \$23,475 For The Hawkline Utility Extension At The Intersection Of Ugstad Road And U.S. Highway 53**

(motion, roll call)

- E. **2026-92 Resolution Approving Pay Request No. 1 For Improvement District No. 323 Water System Connection And Booster Station Project To Lakehead Constructors Inc., In The Amount Of \$107,972.95**

(motion, roll call)

- F. **2026-93 Resolution Approving Pay Request No. 1 For The Hermantown City Hall HVAC Upgrades To Gartner Refrigeration Co. In The Amount Of \$30,000.00**

(motion, roll call)

- G. **2026-94 Resolution Approving Change Order Number 4 For The Construction Of Keene Creek Trail Segment 4 To Veit & Company Resulting In A Decrease In The Amount Of \$485,767.52**

(motion, roll call)

H. **2026-95 Resolution Approving Change Order Number 5 For The Construction Of Keene Creek Trail Segment 4 To Veit & Company In The Amount Of \$15,928**

(motion, roll call)

11. **RECESS**

(motion, roll call)

2026 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
7/16/2026	26-494	Chris Green, Minnesota Pollution Control Agency	Eric Johnson, Comm. Dev. Dir.	Updated Hermantown Industrial AUAR - Alternative Urban Areawide Review	7/15/2026
7/16/2026	26-495	Theresa Smith, smitht8365@gmail.com	AUAR Comments	Data Center	7/15/2026
7/16/2026	26-496	Kirk Deen, dkd@skybluester.net	AUAR Comments	AUAR Comments	7/15/2026
7/16/2026	26-497	Annette Ralph, 5781 St. Louis River Rd.	AUAR Comments	Updated AUAR Comments	7/15/2026
7/16/2026	26-498	Bob K, bkkohlmeier@yahoo.com	AUAR Comments	AUAR Comments	7/15/2026
7/16/2026	26-499	Jim Thorstensen, jttor59@gmail.com	AUAR Comments	AUAR	7/15/2026
7/16/2026	26-500	Jo Anne/Tom Bates, tomjobates@gmail.com	AUAR Comments	AUAR Comments	7/15/2026
7/16/2026	26-501	Jo Anne/Tom Bates, tomjobates@gmail.com	AUAR Comments	AUAR Comments	7/15/2026
7/16/2026	26-502	Kelly Graff-Johnson, kelly.graggjohnson@state.mn.us	AUAR Comments	SHPO No 2025-1098 Draft AUAR - Upated Hermantown Industrial AUAR	7/15/2026
7/16/2026	26-503	Barbara Opal, b.s.opal@gmail.com	AUAR Comments	Comments on the Data Center AUAR	7/15/2026
7/16/2026	26-504	Stop the Hermantown Data Center	AUAR Comments	Comment to Draft Aternative Urban Areawide Review (AUAR)	7/15/2026
7/16/2026	26-505	Melody David-McKnight, mcknightmelody@gmail.com	AUAR Comments	Public Comment Regarding Hermantown Data Center	7/15/2026
7/16/2026	26-506	Allison Hafften, allison.adam14@gmail.com	Wayne Boucher, Mayor & City Council, City Council, & AUAR Comments	Comments on Draft AUAR	7/15/2026
7/16/2026	26-507	Bob K, bkkohlmeier@yahoo.com	AUAR Comments	AUAR Comments	7/16/2026
7/16/2026	26-508	Phil Maloy, philmaloy@hotmail.com	AUAR Comments	We Don't Want This Datacenter	7/16/2026
7/16/2026	26-509	Michael Koppy/Carol Bonde, mkcbduluth@gmail.com	AUAR Comments	Data Center	7/15/2026
7/16/026	26-510	Shelly Maloy, shellymaloy@hotmail.com	AUAR Comments	Mitigation Plan Entirely Unacceptable: Stop the Hermantown Data Center	7/15/2026
7/16/2026	26-511	Jill Jacoby, jilljacob2@gmail.com	AUAR Comments	Comments	7/16/2026
7/16/2026	26-512	Jim Wozniak, jimwozniak99@gmail.com	AUAR Comments	Hermantown Data Center AUAR Comments	7/16/2026
7/16/2026	26-513	Zack Reamer, zr450rr@gmail.com	AUAR Comments	Data Center Comments	7/16/2026
7/16/2026	26-514	Jennie Lindberg, 1207 Minneapolis Ave., Duluth, MN 55803	AUAR Comments	AUAR Comments Re: Data Center Concerns	7/16/2026

2026 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
7/16/2026	26-515	RaeAnn Nordwall, raeann.nordwall@gmail.com	AUAR Comments	Attn: Eric Johnson - Say No to Hermantown Data Center	7/16/2026
7/16/2026	26-516	Lee Marlow, lee11marlow@gmail.com	AUAR Comments	Data Center Mitigation Response	7/16/2026
7/16/2026	26-517	Stacy Martin, rublers86@gmail.com	AUAR Comments	Data Center	7/16/2026
7/16/2026	26-518	Elliot McDill, elliot.mcdill@gmail.com	AUAR Comments	Stop the Data Center	7/16/2026
7/16/2026	26-519	Emily Rakos, emilyrakos2@gmail.com	AUAR Comments	Draft AUAR for Hermantown Hyperscale Data Center	7/16/2026
7/16/2026	26-520	Catherine Kohlmeier, coconutjoy1929@gmail.com	AUAR Comments	AUAR Comments	7/16/2026
7/16/2026	26-521	Darren Vogt, dvogt@1854treatyauthority.org	AUAR Comments, Eric Johnson, Comm. Dev. Dir. & Chad Ronchetti HEDA Dir.	City of Hermantown - Updated Hermatnown Industrial Draft AUAR	7/16/2026
7/16/2026	26-522	Catherine Kohlmeier, coconutjoy1929@gmail.com	AUAR Comments	AUAR	7/16/2026
7/16/2026	26-523	Catherine Kohlmeier, coconutjoy1929@gmail.com	AUAR Comments	AUAR	7/16/2026
7/16/2026	26-524	Becca Grumdahl, becca.grumdahl97@gmail.com	AUAR Comments	No More Data Centers	7/16/2026
7/16/2026	26-525	Jim Patnaude, jpatnaud@gmail.com	AUAR Comments	Data Center	7/16/2026
7/16/2026	26-526	Jen J, jennifer.ohdduluth@yahoo.com	AUAR Comments	AUAR	7/16/2026
7/16/2026	26-527	Ashley Andersen, ashleyanndersen@gmail.com	AUAR Comments	Hermantown July 2026	7/16/2026
7/16/2026	26-528	Bob K, bkkohlmeier@yahoo.com	AUAR Comments	AUAR Comments	7/16/2026
7/17/2026	26-529	Stephanie Lantry, stephlantry@gmail.com	Eric Johnson, Comm. Dev. Dir.	Request for Project Information Re: Pickle Ball Court Relocation	7/16/2026
7/17/2026	26-530	I, jlthorn1@aol.com	AUAR Comments	Need for EIS	7/16/2026
7/17/2026	26-531	July O'Leary, jloinduluth@gmail.com	AUAR Comments	Izaak Walton League Comments on Hermantown Industrial AUAR	7/16/2026
7/17/2026	26-532	Linda Forsyth, kasotawren@gmail.com	AUAR Comments	Draft Alternative Urban Areawide Review (AUAR) and its Associated Mitigation Plan	7/16/2026
7/17/2026	26-533	Lisa Marlow, lisamarlow@yahoo.com	AUAR Comments	Data Center Needs to be Canceled and Rezone Revoked	7/16/2026
7/17/2026	26-534	Jill Beyer, barryandfill@icould.com	AUAR Comments	Stop Hermantown Data Center	7/16/2026
7/17/2026	26-535	Dawn LaPointe, risenshine946@gmail.com	AUAR Comments	Comments on Updated Draft Alternative Urban Areawide Review (AUAR)	7/16/2026

2026 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
7/17/2026	26-536	Tommy Flanagan, tommyflanagan853@gmail.com	AUAR Comments	Data Center	7/16/2026
7/17/2026	26-537	Ed Benner, ebennr@protonmail.com	AUAR Comments	Second Comment Period on Docket #35-111, c/o Eric Johnson, Community Development Director	7/16/2026
7/17/2026	26-538	Ben Staupe, benny33120@icloud.com	AUAR Comments	Data Center = Bad	7/16/2026
7/17/2026	26-539	Amanda Mosiniak, 3221 Restormel St., Duluth, MN 55806	AUAR Comments	Say No to Hyper Scale Data Centers	7/16/2026
7/17/2026	26-540	Saul Helgeson, 4006 Five Corners Rd., Hermantown	AUAR Comments	AUAR Public Comment Period Ending 7/16/2026	7/16/2026
7/17/2026	26-541	Alicia Navetta, alicia.navetta@gmail.com	AUAR Comments	AUAR Comments, Deadline July 16, 2026	7/16/2026
7/17/2026	26-542	Chloe, chloecksteindesign@gmail.com	AUAR Comments	Hermantown Data Center	7/16/2026
7/17/2026	26-543	Sue Anderson, 3959 Old Midway Rd.	AUAR Comments	Comments on Updated Hermantown Industrial AUAR of June 2026	7/16/2026
7/17/2026	26-544	Andrew O'Brien, andrewdearsounds@gmail.com	AUAR Comments	AUAR Comment	7/16/2026
7/17/2026	26-545	Maggie Hylton, mehylton92@gmail.com	AUAR Comments	AUAR Comments	7/16/2026
7/17/2026	26-546	Richard Hilton, richmhilton@gmail.com	AUAR Comments	AUAR Comments	7/16/2026
7/17/2026	26-547	Deric Absher, dabsher64@hotmail.com	AUAR Comments	Data Center	7/16/2026
7/17/2026	26-548	Morgan Absher, twohottakes@gmail.com	AUAR Comments	Data Center Comments	7/16/2026
7/17/2026	26-549	Clarissa Ek, clarissa.l.ek@gmail.com	AUAR Comments, Wayne Boucher, Mayor, and City Council	Comment to Draft AUAR - Google Hypersccale Data Center	7/16/2026
7/17/2026	26-550	Donna Moore, d.p.moore@live.com	AUAR Comments	Data Center Please Research More Before Pushing This Through	7/16/2026
7/17/2026	26-551	Serena White, serenakaywhite@gmail.com	AUAR Comments	No Google Data Center	7/16/2026
7/17/2026	26-552	Cathy Nevanen, cnevanen@yahoo.com	AUAR Comments	Data Center Needs Expanded Study	7/16/2026
7/17/2026	26-553	Hudson Kingston, hudson@curemn.org	AUAR Comments	Fond du Lac/CURE Draft AUAR Comment - Google Data Center Hermantown AUAR	7/16/2026
7/17/2026	26-554	Barbara Brandt, barbbrandt@live.com	AUAR Comments	AUAR Comments Concerning Proposed Data Center	7/16/2026
7/17/2026	26-555	Barbara Brandt, barbbrandt@live.com	AUAR Comments	AUAR Comments Concerning Proposed Data Center	7/16/2026
7/17/2026	26-556	Esther Den Herder, esdenherder@gmail.com	AUAR Comments	Data Center Comment	7/16/2026

2026 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
7/17/2026	26-557	Sherry Roen, sroen07@icloud.com	AUAR Comments	Data Center	7/16/2026
7/17/2026	26-558	Sarah Lofald, sarahlofald@gmail.com	AUAR Comments	Aomment of Update Draft AUAR Document	7/16/2026
7/17/2026	26-559	Candi Mock, nylund101@yahoo.com	AUAR Comments	Response, Recent AUAR	7/16/2026
7/17/2026	26-560	Laura W, bud26cc@charter.net	AUAR Comments	AUAR Comment	7/16/2026
7/17/2026	26-561	Travis Drayna, travis.drayna@gmail.com	AUAR Comments	2026 Draft AUAR Comments	7/16/2026
7/17/2026	26-562	Loretta Cartner, lcartner123@yahoo.com	AUAR Comments	Data Center AUAE Comments	7/16/2026
7/17/2026	26-563	Mason Deegan, mason.deegan@icloud.com	AUAR Comments	Hermantown Data Center AUAR Comment	7/16/2026
7/17/2026	26-564	Susan Darley-Hill, susiedarleyhill@gmail.com	AUAR Comments	Comment Submission	7/16/2026
7/17/2026	26-565	Angela Scott, angela.niebolte@gmail.com	AUAR Comments	Public Comment on AUAR	7/16/2026
7/17/2026	26-566	William Scott, wescott1988@gmail.com	AUAR Comments	Public Comment on AUAR	7/16/2026
7/17/2026	26-567	Sierra Pawanrat, seapawanrat21@gmail.com	AUAR Comments	Data Centres in Hermantown	7/16/2026
7/17/2026	26-568	Brea Schminski, bschminski@gmail.com	AUAR Comments	AUAR Comment	7/16/2026
7/17/2026	26-569	Tracy Sonneson, tracyannsonna@gmail.com	AUAR Comments	AUAR Comments	7/16/2026
7/17/2026	26-570	Shelby Suhr, shelby.suhr@gmail.com	AUAR Comments	AUAR's Oversight of Data Center Impacts on the Environment	7/15/2026
7/17/2026	26-571	Jay Eidsess, jeidsness@mncenter.org	AUAR Comments, Eric Johnson, Comm. Dev. Dir & Ed Worden, Admin. Asst.	MCEA Comments on Draft AUAR and Mitigation Plan for Hermantown Industrial	7/16/2026
7/20/2026	26-572	Joe Wicklund, Asst. City Admin.	Anna Graves, se.pjgraves@gmail.com	Mailbox Location Q	7/17/2026
7/20/2026	26-573	Kraus-Anderson	John Mulder, City Administrator	NorthStar Ford Arena	7/7/2026
7/21/2026	26-574	Robert Pagano, rpagano53@gmail.com	John Mulder, City Administrator	Data Center	7/12/2026
7/21/2026	26-575	DeAnna Novak, dnovak667@gmail.com	Eric Johnson, Comm. Dev. Dir.	Data Centers	7/20/2026
7/21/2026	26-576	DeAnna Novak, dnovak667@gmail.com	John Mulder, City Administrator	Data Centers	7/20/2026
7/22/2026	26-577	BMAX, Inc.	Planning & Zoning Commission	PUD Amendment, 399X Stebner Rd.	7/21/2026
7/22/2026	26-578	Minnesota Power/Allete	Planning & Zoning Commission	Arrowhead Substation Wetland Replacement Plan, 5816 Morris Thomas Rd.	7/21/2026

2026 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
7/22/2026	26-579	Derek Strom	Wayne Boucher, Mayor & City Council	Proposed Resolution	7/20/2026
7/23/2026	26-580	DeAnna Novak, dvovak667@gmail.com	AUAR Comments	Data Centers	7/20/2026
7/27/2026	26-581	Renee Alexandra, ARDC	City of Hermantown	2027 Tax Levy & Announcement	7/24/2026

CITY OF HERMANTOWN

City Council Meeting

Monday, July 20, 2026

6:30 PM Central

MEETING CONDUCTED IN PERSON

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; Community Development Director; Joe Wicklund, Assistant City Administrator; Jim Crace, Director of Public Safety; Zach Graves, Fire Chief; David Bolf, City Engineer; Gunnar Johnson, City Attorney

VISITORS: 45

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **ANNOUNCEMENTS**

5. **COMMUNICATIONS**

A. Correspondence 26-409 through 26-493 placed on file

6. **PRESENTATIONS**

A. **Second Quarter Financials**

Kevin Orme, Director of Finance & Administration
(Pre-Agenda Only)

B. **CIP Presentation**

Kevin Orme, Director of Finance & Administration
(Pre-Agenda Only)

C. **Utility Maintenance/400 Foot Rule**

John Mulder, City Administrator & David Bolf, City Engineer
(Pre-Agenda Only)

7. **PUBLIC COMMENT**

Tom Bates, Hermantown, MN – Spoke in opposition of the proposed data center project. He urged Council that Google cannot be trusted as a neighbor and partner. He asked Council to slow down the approvals and take time to discuss what they have learned in the last few weeks.

JoAnne Bates, Hermantown, MN – Spoke in opposition of the proposed data center project. She shared concerns about Google's transparency and forever chemical leak risks affecting the environment. She urged Council to let residents vote on the issue.

Cindy Olson, Duluth, MN – Spoke in opposition of the proposed data center project. She shared stories from around the United States on the negative impacts of data centers. She shared concerns about Googles claims regarding economic impact and local jobs, which included the current shortage of local trades workers, use of non-local workers and housing that would need to be provided.

Karen Harmon, Hermantown, MN – Spoke in opposition of the proposed data center project. She expressed frustration that Council has not had open communication or discussion at a meeting with residents regarding the data center. She shared that it needs a different location.

John Munter, Warba, MN – Spoke in opposition of the proposed data center project. He shared reports about job displacement and asked Council what jobs are at risk from the Hermantown Data Center by 2030, emphasizing that the data center will create job displacement.

Julie Pierce, Duluth, MN – Spoke in support of the proposed data center project as a representative of Minnesota Power. She shared insights regarding new customer benefits, local sales tax revenue on electricity and property tax revenue for new electric infrastructure that would benefit Hermantown.

Travis Drayna, Hermantown, MN – Spoke in opposition of the proposed data center project. He spoke about statements made by Minnesota Power and went through electricity usage of the data center. He urged Council to get clarification regarding on-site temporary power from Google.

Jill Dryke, Solway, MN – Spoke in opposition of the proposed data center project. She shared her concerns on how the proposed data center will affect her agricultural business. She spoke about the effects of data center noise on central nervous systems of humans and livestock urging Council to preserve the land for future generations.

Mickey Pearson, Duluth, MN – Spoke in support of Minnesota Power having Google as an investment customer. He shared information on climate goals set by state law that Minnesota Power needs to reach by 2040 regardless of having Google come to the area.

Dawn LaPointe, Hermantown, MN – Spoke in opposition of the proposed data center project. She spoke about concerns with the city's Council and administration

accommodating Google through rezoning, NDAs, and revision of the 2045 Comprehensive Plan. She spoke about negative impacts on Hermantown and urged Council to institute a moratorium on hyperscale data centers including this one.

Rick Davis, Hermantown, MN – Spoke in opposition of the proposed data center project. Spoke about a City controversy from 45 years ago regarding the police department. He emphasized to the Mayor that the data center will be his legacy over everything else. He expressed concerns for residents, the environment, and water contamination.

Cliff Davis, Hermantown, MN – Spoke in opposition of the proposed data center project. He shared concerns about evolving technology leading to the Hermantown data center being obsolete in 5-10 years.

Kirk Ilenda, Superior, WI – Spoke in support of proposed data center project as a representative of Lakehead Constructors. He spoke about the need and benefits of construction projects in the state of Minnesota and the local work force in north eastern Minnesota.

Derek Strom, Hermantown, MN – Spoke in opposition of the proposed data center project. He expressed concern regarding loss of jobs and Minnesota Power rates. He submitted and read a resolution for Council authorizing the community to receive compensation for property value loss and health protection due to the Google hyperscale data center.

Dennis Flynn, Hermantown, MN – Spoke in opposition of the proposed data center project. He shared that they are unable to sell their home that is behind the arrowhead substation due to buyers concerns about what will happen with the data center.

Peter Taylor, Hermantown, MN – Spoke about recommendations for project design and mitigation plan of the proposed data center. He expressed that if Council is going to move forward they should work harder on the project design.

Rebecca Gramdorf, Hermantown, MN – Spoke in opposition of the proposed data center project. She expressed concerns about air quality and AUAR not addressing a heat island. She urged Council to make sure the AUAR mitigation plan protects Hermantown.

Sarah Lofald, Hermantown, MN – Spoke about the Charter Commission. She shared what lead her to apply for the Hermantown Charter Commission and that the decision was not taken lightly. She spoke about how she wants to work towards an inclusive and transparent Hermantown.

Nate Rickard, Hermantown, MN – Spoke in support of the proposed data center project. He shared that there are union trades that support the project but don't want it to hurt Hermantown. He expressed belief in a way to work together and figuring it out.

Emma Richtman, Hermantown, MN – Spoke in opposition of the proposed data center project. She urged Council that it is not too late to say no and to not let Google take advantage of Hermantown. She spoke about other states and cities that have enacted

moratoriums and other protections for residents against data centers. She questioned council about their decision approving ordinance 2025-10 in April of 2025. She shared that Council cannot let rural Hermantown become a memory.

Andrea Dingmann, Hermantown, MN – Spoke in opposition of the proposed data center project. She discussed concerns about the data center.

8. **CONSENT AGENDA**

A. **Minutes** - Approval or correction of July 6, 2026 City Council Continuation Minutes

B. **Accounts Payable** - Approve general city warrants from July 1, 2026 through July 15, 2026 in the amount of \$674,509.67

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

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

9. **RESOLUTIONS**

A. **2026-84 Resolution Approving Insurance Coverage And City Does Not Waive The Monetary Limits On Municipal Tort Liability For The City Of Hermantown**
(motion, roll call)

Mayor Boucher asked if the monetary limit declination is something the City has to do annually to comply with state law, which City Administrator Mulder answered yes it does.

Karen Harmon, Hermantown, MN – Spoke about concerns for lack of information provided regarding the Cities new deductible. She expressed frustration that Council did not ask for a dollar figure regarding the rates. She asked if this coverage was put up for bid and how much the deductible change would be.

City Administrator Mulder explained the changes in insurance companies and bidding process.

Motion to approve 2026-84 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 LeBlanc and seconded by Councilor Peterson, Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Abstain

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 4, Nay: 0, Abstain: 1

B. **2026-85 Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Easement Agreement To The City Of Hermantown From Trustees Of The Diocese Of Minnesota, Inc For The Hermantown Lightning Drive Improvements And Trail Project**

(motion, roll call)

Motion to approve 2026-85 Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Easement Agreement To The City Of Hermantown From Trustees Of The Diocese Of Minnesota, Inc For The Hermantown Lightning Drive Improvements And Trail Project. This motion, made by Councilor Geissler and seconded by Councilor Hjelle, Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

C. **2026-86 Resolution Approving A Request For Proposals For City Attorney Civil Services**

(motion, roll call)

Motion to approve 2026-86 Resolution Approving A Request For Proposals For City Attorney Civil Services. This motion, made by Councilor Peterson and seconded by Councilor LeBlanc Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

D. **2026-87 Resolution Approving Pay Request Number 4 For Keene Creek Trail Segment 4 Construction To Veit & Company In The Amount Of \$299,394.02**

(motion, roll call)

Motion to approve 2026-87 Resolution Approving Pay Request Number 4 For Keene Creek Trail Segment 4 Construction To Veit & Company In The Amount Of \$299,394.02. This motion, made by Councilor Geissler and seconded by Councilor Peterson, Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

10. **RECESS**

Motion to recess at 8:06 p.m. This motion, made by Councilor LeBlanc and seconded by Councilor Hjelle, Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

ATTEST:

Mayor

City Clerk



**CITY COUNCIL
WORK SESSION MINUTES
COUNCIL CHAMBERS
Monday, July 27th, 2026
at 4:30 P.M.**

ROLL CALL: Councilors Geissler, Hjelle, LeBlanc, Peterson, and Mayor Boucher

ABSENT: None

CITY STAFF: John Mulder, City Administrator; Joe Wicklund, Assistant City Administrator; Chad Ronchetti, Economic Development Director, Jim Crace, Director of Public Safety, Gunnar Johnson, City Attorney

OTHERS: Approximately 50 visitors (there was no sign in sheet)

DISCUSSION ITEMS

1. AUAR Overview Presentation: Representatives from Braun, Kimley Horn, Mortenson, and Google were present to provide an overview of the AUAR process and document to date.
2. Data Center Water Overview: A representative from Google explained the water usage for daily use and the process of commissioning and maintaining the closed loop cooling system for each building.
3. Recess to August 3rd, 2026 City Council Meeting. Following the discussion, the City Council recessed the meeting at approximately 5:40 p.m. until Monday, August 3, 2026.

Mayor

ATTEST:

City Administrator

CITY OF HERMANTOWN

CHECKS #73277-73315
07/16/2026 - 07/31/2026

PAYROLL CHECKS

Electronic Checks - #-62054-62108	\$127,305.88
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Electronic Checks - #-62020-62047	\$17,937.32
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LIABILITY CHECKS

Electronic Checks - #-62015-62019	\$15,219.92
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Electronic Checks - #-62048-62053	\$95,354.14
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Checks - #73310-73315	\$5,577.85
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PAYROLL EXPENSE TOTAL	\$261,395.11
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ACCOUNTS PAYABLE

Checks - #73277-73309	\$41,825.39
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Electronic Payments #-97146-97185	\$1,099,216.38
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ACCOUNTS PAYABLE TOTAL	\$1,141,041.77
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TOTAL	\$1,402,436.88
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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	415300	Administration & Finance	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	152.64	-97185
101	422100	Fire Administration	AT&T MOBILITY	Cell Phones FD	411.81	-97185
602	494900	Sewer Administration and General	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	215.87	-97185
601	494400	Water Administration and General	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	403.59	-97185
101	421100	Police Administration	AT&T MOBILITY	Cell Phones PD	1,629.62	-97185
101	419901	City Hall & Police Building Maintenance	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	48.68	-97185
101	431100	Street Department	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	159.77	-97185
101	422902	Firehall #2 Morris Thomas Road	MN ENERGY RESOURCES CORP	Natural Gas FH2	59.07	-97184
275	452200	Community Building	MEDIACOM	EWC - Dedicated Internet	490.00	-97183
275	452200	Community Building	MEDIACOM	EWC - Telephone	517.56	-97183
101	422901	Firehall #1 Maple Grove Road	MEDIACOM	Phone FD	102.48	-97183
101	419901	City Hall & Police Building Maintenance	MEDIACOM	Phone CH	409.91	-97183
601	494400	Water Administration and General	MEDIACOM	Phone PW	9.18	-97183
275	452200	Community Building	MEDIACOM	EWC - Line for Elevator	190.32	-97183
602	494900	Sewer Administration and General	MEDIACOM	Phone PW	13.77	-97183
101	422901	Firehall #1 Maple Grove Road	MEDIACOM	Internet FD	40.98	-97183
602	494900	Sewer Administration and General	MEDIACOM	Internet PW	71.38	-97183
601	494400	Water Administration and General	MEDIACOM	Internet PW	47.58	-97183
275	452200	Community Building	MEDIACOM	EWC - Cable TV	181.41	-97183
275	452200	Community Building	MEDIACOM	EWC - Internet	354.90	-97183
101	431100	Street Department	MEDIACOM	Internet PW	118.96	-97183
101	431100	Street Department	MEDIACOM	Phone PW	22.95	-97183
101	419901	City Hall & Police Building Maintenance	MEDIACOM	Internet CH	163.92	-97183
605	431160	Street Lighting	MN POWER	0234310000 Overhead St Lights	476.76	-97182
605	431160	Street Lighting	MN POWER	1424100000 Street Lights	349.19	-97182
101	452200	Community Building	MN POWER	0606881181 Community Bldg	402.43	-97182
605	431160	Street Lighting	MN POWER	0733871171 Traffic Lights	866.17	-97182
101	431901	City Garage	MN POWER	4995600000 4971 Lightning Dr	299.56	-97182
605	431160	Street Lighting	MN POWER	0247020000 Street Lights	396.91	-97182
605	431160	Street Lighting	MN POWER	0041881181 Street Lights	472.84	-97182
605	431160	Street Lighting	MN POWER	3060281959 Street Lights (Roun	20.76	-97182
601	494400	Water Administration and General	MN POWER	4995600000 4971 Lightning Dr	179.73	-97182
101	422903	Firehall #3 Midway Road	MN POWER	4995600000 FH #3 Midway/Rose	79.06	-97182
101	452100	Parks	MN POWER	0606881181 Parks	1,801.53	-97182
602	494900	Sewer Administration and General	MN POWER	0973881171 Sewer	605.60	-97182
101	422902	Firehall #2 Morris Thomas Road	MN POWER	4995600000 FH #2 MorrisThomas	120.54	-97182
602	494900	Sewer Administration and General	MN POWER	4995600000 4971 Lightning Dr	119.82	-97182
275	452200	Community Building	MN POWER	3481871314 EWC Garage	28.77	-97182

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
275	452200	Community Building	MN POWER	5498955531 4289 Ugstad Rd/EWC	15,919.60	-97182
101	452100	Parks	MN POWER	0606881181 Murphy House	50.46	-97182
601	494400	Water Administration and General	MN POWER	3623400000 Water	849.95	-97182
101	422901	Firehall #1 Maple Grove Road	MN POWER	4995600000 City Hall/Police/Fi	2,217.59	-97182
605	431160	Street Lighting	MN POWER	6175310000 Street Lights	735.73	-97182
101	419901	City Hall & Police Building Maintenance	MN POWER	4995600000 City Hall/Police/Fi	3,468.53	-97182
101	431901	City Garage	MN POWER	4995600000 5255 Maple Grove Rd	23.48	-97182
101	415300	Administration & Finance	WEX HEALTH INC	Monthly Participant /Cobra Fee	36.14	-97181
101	422100	Fire Administration	WEX HEALTH INC	Monthly Participant /Cobra Fee	9.54	-97181
101	431100	Street Department	WEX HEALTH INC	Monthly Participant /Cobra Fee	15.90	-97181
101	421100	Police Administration	WEX HEALTH INC	Monthly Participant /Cobra Fee	93.54	-97181
101	419100	Community Development	WEX HEALTH INC	Monthly Participant /Cobra Fee	9.54	-97181
101	419901	City Hall & Police Building Maintenance	WEX HEALTH INC	Monthly Participant /Cobra Fee	9.54	-97181
601	494400	Water Administration and General	WEX HEALTH INC	Monthly Participant /Cobra Fee	15.90	-97181
602	494900	Sewer Administration and General	WEX HEALTH INC	Monthly Participant /Cobra Fee	15.90	-97181
101	452100	Parks	KWIK TRIP EXTENDED NETWORK	Gas Park	69.60	-97180
101	421100	Police Administration	KWIK TRIP EXTENDED NETWORK	Gas PD	5,758.51	-97180
101	424100	Building Inspection	KWIK TRIP EXTENDED NETWORK	Gas Building Offical	123.05	-97180
101	421100	Police Administration	KWIK TRIP EXTENDED NETWORK	Car Wash PD	356.99	-97180
101	431100	Street Department	KWIK TRIP EXTENDED NETWORK	Gas Street	857.06	-97180
101	431100	Street Department	KWIK TRIP EXTENDED NETWORK	Propane Exchange	11.00	-97180
602	494500	Sewer Maintenance	KWIK TRIP EXTENDED NETWORK	Gas Utility 40%	470.51	-97180
601	494300	Water Distribution	KWIK TRIP EXTENDED NETWORK	Gas Utility 60%	705.77	-97180
101	422100	Fire Administration	KWIK TRIP EXTENDED NETWORK	Gas FD	1,166.25	-97180
101	452100	Parks	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	1.48	-97179
101	415300	Administration & Finance	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	397.40	-97179
601	494400	Water Administration and General	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	13.05	-97179
101	424100	Building Inspection	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	8.93	-97179
101	419100	Community Development	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	126.09	-97179
602	494900	Sewer Administration and General	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	8.70	-97179
101	415300	Administration & Finance	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	0.74	-97179
101	414100	Elections	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	0.74	-97179
101	421100	Police Administration	PITNEY BOWES PURCHASE POWER	Refill Postage Meter	148.12	-97179
101	431100	Street Department	ACP CREATIVIT, LLC	Jul 2026 Maintenance	16.75	-97178
101	452200	Community Building	ACP CREATIVIT, LLC	Jul 2026 Maintenance	10.05	-97178
101	422901	Firehall #1 Maple Grove Road	ACP CREATIVIT, LLC	Jul 2026 Maintenance	70.35	-97178
101	419901	City Hall & Police Building Maintenance	ACP CREATIVIT, LLC	Jul 2026 Maintenance	237.85	-97178
101	452100	Parks	BELKNAP PLUMBING & HEATING	Plugged Drain - Rose Rd	507.50	-97177

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
475	431150	Street Improvements	BOLTON & MENK, INC.	Hermantown/Lightning Dr Recons	33,327.50	-97176
475	431150	Street Improvements	BRAUN INTERTEC CORPORATION	Lightning Drive Reconstruction	1,122.50	-97175
101	422100	Fire Administration	CM2 SUPPLY	Oxygen Bottles Refilled	233.45	-97174
101	431100	Street Department	CIT	SonicWall Firewall Upgrade	129.40	-97173
101	413100	Mayor	CIT	SonicWall Firewall Upgrade	32.40	-97173
101	417200	Communications	CIT	SonicWall Firewall Upgrade	97.00	-97173
101	411100	Council	CIT	SonicWall Firewall Upgrade	129.40	-97173
101	424100	Building Inspection	CIT	SonicWall Firewall Upgrade	64.60	-97173
101	415300	Administration & Finance	CIT	SonicWall Firewall Upgrade	323.39	-97173
602	494900	Sewer Administration and General	CIT	SonicWall Firewall Upgrade	32.40	-97173
101	421100	Police Administration	CIT	SonicWall Firewall Upgrade	938.17	-97173
601	494400	Water Administration and General	CIT	SonicWall Firewall Upgrade	48.50	-97173
101	419100	Community Development	CIT	SonicWall Firewall Upgrade	48.50	-97173
101	422100	Fire Administration	CIT	SonicWall Firewall Upgrade	193.99	-97173
230	465100	HEDA	CREATIVE ARCADE	Website Monthly Maintenance	250.03	-97172
101	431100	Street Department	DIAMOND MOWERS LLC	Boom Roller Parts	2,091.29	-97171
101	421100	Police Administration	DRYER & PETERSON, P.C.	Prosecution Services June 2026	7,895.48	-97170
101	452100	Parks	DULUTH LAWN CARE INC	Fert/Weed Control	9,290.50	-97169
240	433500	Water Improvements	EPC ENGINEERING & TESTING LLC	Booster Station	672.00	-97168
230	465100	HEDA	GEI CONSULTANTS, INC.	Hermantown PID - Birch Hills	947.75	-97167
475	433500	Water Improvements	GEI CONSULTANTS, INC.	Hawkline Circulation Delineati	2,500.00	-97167
602	494900	Sewer Administration and General	GOPHER STATE ONE-CALL INC	Jun 26 Locates	97.74	-97166
601	494400	Water Administration and General	GOPHER STATE ONE-CALL INC	Jun 26 Locates	146.61	-97166
101	431100	Street Department	INTER CITY OIL CO INC	Fuel	1,449.21	-97165
101	431100	Street Department	INTER CITY OIL CO INC	Fuel	1,816.74	-97165
101	416100	City Attorney	KENNEDY & GRAVEN, CHARTERED	Hermantown Road Special Assess	8,558.21	-97164
101	431100	Street Department	LEGACY CUSTOM COATINGS, LLC	Calcium Chloride	33,501.15	-97163
401	419901	City Hall & Police Building Maintenance	LHB INC	HVAC Design & Retrofit Monthly	2,105.00	-97162
101	431100	Street Department	LINDE GAS & EQUIPMENT INC.	Cylinder Rent/Safe Env fee 05/	67.66	-97161
101	421100	Police Administration	MACQUEEN EQUIPMENT, LLC	Stop Stick Installed - SQD 14	87.50	-97160
101	421100	Police Administration	MACQUEEN EQUIPMENT, LLC	Stop Stick Installed - SQD 18	87.50	-97160
101	421100	Police Administration	MACQUEEN EQUIPMENT, LLC	Stop Stick Installed - SQD 11	175.00	-97160
101	422100	Fire Administration	MACQUEEN EQUIPMENT, LLC	Console Removed and Reinstalle	559.75	-97160
101	421100	Police Administration	MACQUEEN EQUIPMENT, LLC	Stop Stick Installed - SQD 12	175.00	-97160
101	419901	City Hall & Police Building Maintenance	MENARD INC	PVC	17.16	-97159
230	465100	HEDA	NORTH SHORE DEVELOPMENT CO.	Consulting Services	1,320.00	-97158
101	419901	City Hall & Police Building Maintenance	NORTHERN DOOR & HARDWARE INC	Dogging Shafts & Keys	47.25	-97157
475	431150	Street Improvements	OVEROM LAW, PLLC	Hermantown Lighting Drive Impr	18.00	-97156

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
230	214500	Escrow Deposits Payable	OVEROM LAW, PLLC	Project Loon Environmental Rev	438.00	-97156
230	214500	Escrow Deposits Payable	OVEROM LAW, PLLC	Project Loon MCEA Litigation	360.00	-97156
230	214500	Escrow Deposits Payable	OVEROM LAW, PLLC	Project Loon Cartway Vacation	126.00	-97156
230	214500	Escrow Deposits Payable	OVEROM LAW, PLLC	Project Loon Stop the Data Cen	108.00	-97156
230	214500	Escrow Deposits Payable	OVEROM LAW, PLLC	HEDA: Project Loon Development	2,250.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Special Assessment Policy	240.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Sugar Maple Plat Lot 25 Wetlan	162.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	General Matters/Retainer	2,300.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Daveau Claim	102.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Williams Drive Vacation	1,127.00	-97156
101	424100	Building Inspection	OVEROM LAW, PLLC	Point Superior Mobile Estates	1,086.00	-97156
475	431150	Street Improvements	OVEROM LAW, PLLC	Lighting Drive-Thunderchief Dr	255.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Charter Commission	4,020.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Old Midway and Hermantown Road	240.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Fichtner Playground Warranty D	45.00	-97156
240	433500	Water Improvements	OVEROM LAW, PLLC	Purchase of Willman Property -	144.00	-97156
101	419100	Community Development	OVEROM LAW, PLLC	Stauber Apartment Project	468.00	-97156
475	433500	Water Improvements	OVEROM LAW, PLLC	Hawklne Infrastructure Develo	1,164.00	-97156
101	419100	Community Development	OVEROM LAW, PLLC	Correction of Airport Restrict	45.00	-97156
412	419100	Community Development	OVEROM LAW, PLLC	Hermantown Trail Connector Eas	54.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	City Clerk Matters	180.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Ordinance Eliminating 400 Foot	312.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	2025 Purchasing Matters	45.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Cannabis Licensing	453.00	-97156
101	424100	Building Inspection	OVEROM LAW, PLLC	Point Superior Mobile Home Par	630.00	-97156
101	416100	City Attorney	OVEROM LAW, PLLC	Hermantown and Old Midway Rd I	45.00	-97156
101	419100	Community Development	OVEROM LAW, PLLC	Community Development Matters	75.00	-97156
101	415300	Administration & Finance	PITNEY BOWES INC	Cleaning Pack	27.19	-97155
602	494900	Sewer Administration and General	PITNEY BOWES INC	Cleaning Pack	13.60	-97155
601	494400	Water Administration and General	PITNEY BOWES INC	Cleaning Pack	13.60	-97155
101	415300	Administration & Finance	PRO PRINT INC	#10 Regular Envelopes	246.05	-97154
475	431150	Street Improvements	SRF CONSULTING GROUP, INC.	ROW Acquisitions	4,870.86	-97153
101	490000	Miscellaneous Functions	TERCH & ASSOCIATES CONSULTING, LLC	May 26 HR Services	275.63	-97152
101	431100	Street Department	TREVIPAY	Ball Hitch	104.49	-97151
101	421100	Police Administration	WAV, LLC. DBA ISP SUPPLIES	Router for MicroPoP Applicatio	232.12	-97150
101	421100	Police Administration	WAV, LLC. DBA ISP SUPPLIES	Rack Mount HDD Bays	860.03	-97150
101	421100	Police Administration	ZENITH AUTO GLASS	Windshield - SQD 22	517.94	-97149
230	214500	Escrow Deposits Payable	NORTHLAND CONSULTING ENGINEERS L.L.P.	Project Loon	9,815.00	-97148

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	431130	City Engineer	NORTHLAND CONSULTING ENGINEERS L.L.P.	Four Square Meetings	3,780.00	-97148
240	432510	Trunk Sewer Construction	NORTHLAND CONSULTING ENGINEERS L.L.P.	Reinke Road Utilities	1,107.50	-97148
101	431130	City Engineer	NORTHLAND CONSULTING ENGINEERS L.L.P.	Ugstad Road Apartments - Keupe	195.00	-97148
101	214500	Escrow Deposits Payable	NORTHLAND CONSULTING ENGINEERS L.L.P.	Peyton Property Development	570.00	-97148
475	433500	Water Improvements	NORTHLAND CONSULTING ENGINEERS L.L.P.	Hawklane - SLC Public Improvem	10,455.00	-97148
475	433500	Water Improvements	NORTHLAND CONSULTING ENGINEERS L.L.P.	Hawklane Business Park	950.00	-97148
412	419100	Community Development	NORTHLAND CONSULTING ENGINEERS L.L.P.	Hermantown Trail Project	13,730.00	-97148
475	431150	Street Improvements	NORTHLAND CONSULTING ENGINEERS L.L.P.	Lightning Drive - SID # 452	1,365.00	-97148
402	431150	Street Improvements	NORTHLAND CONSULTING ENGINEERS L.L.P.	Stebner Road PER & Feasibility	780.00	-97148
240	433500	Water Improvements	NORTHLAND CONSULTING ENGINEERS L.L.P.	Second Waterline Connection	195.00	-97148
412	419100	Community Development	NORTHLAND CONSULTING ENGINEERS L.L.P.	Keene Creek Trail - Segment #3	1,340.00	-97148
475	433500	Water Improvements	NORTHLAND CONSULTING ENGINEERS L.L.P.	Hawklane Public Infrastructure	13,805.00	-97148
101	212200	Credit Card Payable	FIRST BANKCARD	Graves Amazon	159.97	-97147
601	212200	Credit Card Payable	FIRST BANKCARD	Senst Harbor Frieght	365.78	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp BCA	300.00	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Sam's	102.63	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Crace The Social House	24.69	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Int'l Code Council	129.67	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Orme Zoom	16.45	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Senst Midwest Machinery	614.85	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp Amazon	77.79	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Senst Rogers Sporting Goods	218.24	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Gunderson Skyline	128.47	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Enright Super One	40.32	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	E Johnson BCA	600.00	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Salo Kwik Trip	11.96	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Salo Walmart	21.05	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Senst Grip Forge	103.41	-97147
602	212200	Credit Card Payable	FIRST BANKCARD	Senst Adobe	10.88	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Holmes Kwik Trip	29.38	-97147
601	212200	Credit Card Payable	FIRST BANKCARD	Orme Zoom	5.48	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	AJohnson BCA	300.00	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Gottschald Travel Meals Variou	64.06	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Orme Double Tree	162.50	-97147
602	212200	Credit Card Payable	FIRST BANKCARD	Orme Zoom	5.48	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp Super One	31.98	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Sam's	97.90	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Esterbrooks DriveKS	26.40	-97147

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	212200	Credit Card Payable	FIRST BANKCARD	Senst Harbor Frieght	365.78	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp Evident	85.32	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	SJohnson Essentia	428.13	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp Amazon	118.04	-97147
601	212200	Credit Card Payable	FIRST BANKCARD	Senst Adobe	10.88	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Hedin Waggle	199.00	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Enright Meals Various	33.79	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Sam's	116.06	-97147
230	212200	Credit Card Payable	FIRST BANKCARD	Ronchetti StarBase	1,000.00	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Sam's	38.88	-97147
230	212200	Credit Card Payable	FIRST BANKCARD	Ronchetti FedEx	120.05	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Anna Johnson Rescue Essentials	140.45	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Knapp Doucette's Rental	335.87	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Leibel Walmart	8.97	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Heinbuch Tamarack	105.26	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Orme Travel Meals	97.09	-97147
101	212200	Credit Card Payable	FIRST BANKCARD	Ronchetti Hermantown Star	52.00	-97147
325	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2019A	105,640.63	-97146
324	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2018B	475.00	-97146
322	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2014A	3,825.00	-97146
322	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2014A	475.00	-97146
327	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2020B	475.00	-97146
323	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2018A	22,762.50	-97146
318	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2016A	5,350.00	-97146
327	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2020B	30,475.00	-97146
324	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2018B	93,437.50	-97146
329	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2023A	29,375.00	-97146
325	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2019A	475.00	-97146
330	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2024A	200,650.00	-97146
328	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2021A	21,976.25	-97146
331	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2024B	317,700.00	-97146
331	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2024B	475.00	-97146
326	471000	Debt Service	BOND TRUST SERVICES CORPORATION	2020A	19,850.00	-97146
101	421100	Police Administration	ASPIRUS INC.	Blood Draw - Miller, Octavius	34.00	73277
101	431100	Street Department	BATTERIES PLUS BULBS	Battery - PW	25.95	73278
101	419901	City Hall & Police Building Maintenance	BOLTZ ELECTRIC LLC	LED Flood Light Repair - CH	822.44	73279
101	422100	Fire Administration	BOUND TREE MEDICAL, LLC	Medical Supplies	391.65	73280
101	422100	Fire Administration	BOUND TREE MEDICAL, LLC	Medical Supplies	107.45	73280

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	422100	Fire Administration	BOUND TREE MEDICAL, LLC	Medical Supplies	86.17	73280
101	431100	Street Department	CINTAS CORPORATION	Uniforms	7.92	73281
101	431100	Street Department	CINTAS CORPORATION	Uniforms	21.36	73281
101	431901	City Garage	CINTAS CORPORATION	Mats/Supplies	71.21	73281
101	419901	City Hall & Police Building Maintenance	CINTAS CORPORATION	Mats at CH	18.11	73281
101	419901	City Hall & Police Building Maintenance	CINTAS CORPORATION	Mats at CH	74.98	73281
101	421100	Police Administration	CROW-GOEBEL VETERINARY CLINIC, P A	Vet - Kyo	299.43	73282
101	421100	Police Administration	CROW-GOEBEL VETERINARY CLINIC, P A	Vet - Bruno	523.03	73282
601	494400	Water Administration and General	CUSTOMER ELATION INC	06/02/26 - 06/29/26 Answering	39.27	73283
602	494900	Sewer Administration and General	CUSTOMER ELATION INC	06/02/26 - 06/29/26 Answering	26.18	73283
101	452100	Parks	DENNY'S LAWN & GARDEN	Weed Wackers - Parks	935.98	73284
101	422100	Fire Administration	DEPARTMENT OF EMPLOY & ECON DEVELOP	Unemployment Benefits/Johnson,	29.97	73285
460	465100	HEDA	EHLERS & ASSOCIATES INC	TIF Reporting - 2025	1,185.00	73286
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Repair Clamps	2,236.92	73287
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Repair Clamps	425.60	73287
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Fire Hydrants	10,921.88	73287
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Hydrant Repair Tool	4,504.00	73287
101	415300	Administration & Finance	HERMANTOWN STAR LLC	June 15, 2026 Minutes	99.00	73288
101	421100	Police Administration	HOLIDAY COMPANIES	Car Washes - June 2026	50.00	73289
101	419901	City Hall & Police Building Maintenance	IMPERIALDADE	Toilet Paper/Towels	146.23	73290
101	431100	Street Department	INTERSTATE ALL BATTERY CENTER	Excavator Batteries	291.90	73291
101	419100	Community Development	JOHNSON, ERIC	Phone Reimbursement Jan-Jun 20	450.00	73292
101	431100	Street Department	LAFAVE, CHRISTOPHER	Reimburse Safety Boots	142.47	73293
601	494300	Water Distribution	LAFAVE, CHRISTOPHER	Reimburse Safety Boots	71.24	73293
602	494500	Sewer Maintenance	LAFAVE, CHRISTOPHER	Reimburse Safety Boots	71.24	73293
101	492200	Insurance	LEAGUE OF MN CITIES INSURANCE TRUST	Fireworks Liability for Summer	250.00	73294
101	422100	Fire Administration	MN FIRE SERVICE CERTIFICATION BOARD	Firefighter I & II Certificati	674.00	73295
101	419901	City Hall & Police Building Maintenance	MN TELECOMMUNICATIONS	July 2026 Internet	360.00	73296
101	422901	Firehall #1 Maple Grove Road	MN TELECOMMUNICATIONS	July 2026 Internet	90.00	73296
101	431100	Street Department	NAPA AUTO PARTS	Hot Box Battery	125.43	73297
101	431901	City Garage	OXYGEN SERVICE COMPANY	Acetylene Gas Bottle Rent	44.31	73298
601	494300	Water Distribution	PACE ANALYTICAL SERVICES, LLC	Drinking Water Testing	999.00	73299
230	465100	HEDA	RONCHETTI, CHAD	Cell Phone Reimbursement Jan-J	450.00	73300
101	431100	Street Department	SATHERS, LLC	Sathers	1,554.00	73301
240	433500	Water Improvements	SHORT ELLIOTT HENDRICKSON INC	HERMT Water Meter Station	1,965.82	73302
101	414100	Elections	ST LOUIS COUNTY AUDITOR	Election Software/Maintenance	955.50	73303
101	414100	Elections	ST LOUIS COUNTY AUDITOR	Election Software/Maintenance	1,319.50	73303
230	465100	HEDA	ST LOUIS COUNTY AUDITOR	Parcel 395-0010-07591	1,062.00	73304

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	452100	Parks	ST LOUIS COUNTY AUDITOR	Parcel 395-0070-00546	290.00	73304
101	452100	Parks	ST LOUIS COUNTY AUDITOR	Parcel 395-0070-00540	1,494.00	73304
101	421100	Police Administration	STREICHER'S	Pants	190.00	73305
101	421100	Police Administration	TROY'S SERVICE CENTER	Oil & Filter - SQD 21	95.66	73306
101	421100	Police Administration	TROY'S SERVICE CENTER	Oil & Filter - SQD 12	91.75	73306
101	422100	Fire Administration	TROY'S SERVICE CENTER	Tires - Rescue 4	927.84	73306
101	421100	Police Administration	TROY'S SERVICE CENTER	AC Leak Repair - SQD 22	224.53	73306
101	421100	Police Administration	TROY'S SERVICE CENTER	Oil & Filter - 2024 GMC Yukon	91.75	73306
101	422903	Firehall #3 Midway Road	TWIN PORTS SEPTIC AND PUMP REPAIR	Effluent Pump - FH3	1,300.00	73307
101	415300	Administration & Finance	UNITED STATES TREASURY	Patient Centered Outcome Fee	561.60	73308
601	494400	Water Administration and General	VALLI INFORMATION SYSTEMS, INC	June 2026 Bill Print	866.04	73309
603	441100	Storm Water	VALLI INFORMATION SYSTEMS, INC	June 2026 Bill Print	866.04	73309
602	494900	Sewer Administration and General	VALLI INFORMATION SYSTEMS, INC	June 2026 Bill Print	866.04	73309

Totals: 279 records printed 1,141,041.77



CITY COUNCIL MEETING DATE: August 3, 2026

TO: Mayor & City Council

FROM: John Mulder, City Administrator

SUBJECT: Sewer Connection Ordinance

☐ **RESOLUTION:** ☒ **ORDINANCE:** 2026-01 ☐ **OTHER:**

REQUESTED ACTION

Hold first reading of an ordinance changing the distance requirements for connection to City sewer

BACKGROUND

For years the City has required homeowners to connect to City sewer if their home was within 400 feet of an existing city sewer main if

1. they were building a new home,
2. remodeling by adding bedrooms or bathrooms,
3. their current system was failing, or
4. ownership was being transferred and their system was considered a definitional failure by St Louis County.

Earlier this year, the City Council asked to discuss and consider reducing or eliminating that requirement.

The state building coder has a requirement of 200 feet. The proposed ordinance changes the requirement from 400 feet to 200 feet.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Ordinance

Ordinance No. 2026-01

The City Council of the City of Hermantown does ordain:

AN ORDINANCE AMENDING CHAPTER 9, OF THE HERMANTOWN CODE OF ORDINANCES BY AMENDING CHAPTER 9, UTILITIES AND SERVICES

Section 1. Purpose and Intent. The purpose and intent of this Ordinance is to reduce the 400-foot requirement to 200 feet.

Section 2. Amendment to Section 310. Section 930.03.3.3 is hereby amended to read as shown. Deleted language is struck and added language is underlined.

“**930.03.3.3.** The ownership of the property is transferred from one owner to another so as to require a point of sale inspection pursuant to St. Louis County Ordinance 55, Section 6 and the point of sale inspection indicates that the Onsite Wastewater Disposal System is noncompliant.

The foregoing connections shall be required provided that the Public Sewer is located within an easement or right of way adjoining the property and within ~~400~~ 200 feet of the house or building to be connected to the Public Sewer.”

Section 3. Amendments to be Inserted in Code. After the amendments 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: _____

Mayor

Attest:

City Clerk

Adopted: _____

Published: _____

Effective Date: _____

CITY COUNCIL MEETING DATE: August 3, 2026

TO: Mayor & City Council

FROM: Eric Johnson, Community Development Director

SUBJECT: Wetland Replacement Plan – Arrowhead Substation

☒ **RESOLUTION:** 2026-88 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approval of a Wetland Replacement Plan associated with the expansion and updating of infrastructure at the Arrowhead Substation. The proposed project is located in the northeast quadrant of Morris Thomas Road and Solway Road and is in a Business and Light Manufacturing (BLM) zoning district.

BACKGROUND

Applicant (Minnesota Power/Allete) is requesting approval of a Wetland Replacement Plan (WRP) associated with the expansion and updating of infrastructure at the Arrowhead Substation. The proposed project is located in the northeast quadrant of Morris Thomas Road and Solway Road and is in a Business and Light Manufacturing (BLM) zoning district.

SITE INFORMATION:	+/- 168 acres
Legal Access:	5816 Morris Thomas Road
Wetlands:	Yes – been delineated
Existing Zoning:	BLM
Airport Overlay:	N/A
Shoreland Overlay:	No
Comprehensive Plan:	Business and Light Manufacturing

Development Details

The Applicant is proposing expansion and updating of infrastructure at the Arrowhead Substation. The proposed work is for the replacement of an existing Electrical Equipment Enclosure (EEE) and includes site grading and filling, expansion of the substation footprint by 1.2 acres. The proposed expansion will improve system reliability and update associated infrastructure to maintain compliance with applicable industry reliability standards.

In addition, the proposed project includes the installation of an additional 546 feet of security fencing, and construction of a new stormwater pond. The stormwater pond will be constructed adjacent to the substation to provide permanent stormwater treatment for the expanded facility, in accordance with the Minnesota Pollution Control Agency (MPCA) Construction Stormwater General Permit.

The resulting proposed project will impact 1.12 acres of wetland located between the existing substation and the entry drive into the facility.

The Hermantown Technical Evaluation Panel (TEP) met on October 27, 2025 to review the wetland delineation associated with the project. Delineation comments were provided to the Applicant's consultant in the field with the consultant providing the information to the TEP in March 2026 along with an updated boundary and report. This information was reviewed and approved by the TEP at its April 6, 2026 meeting.

A public hearing for this item was held at the July 21, 2026 Planning and Zoning Commission meeting. The Applicants consultant spoke to the item to provide a description of the proposed work – replacing 50+ year old components and providing stormwater control, with the Planning and Zoning Commission recommending the item to the City Council for their review and approval.

City Wetland Impact Fee

The City Council has adopted a Wetland Impact Fee to be charged for any wetlands impacted within the City. The rate is \$0.15 per square foot of wetlands impacted, times the wetland replacement ratio required by the TEP. In this case, the ratio is for a 1:1 replacement, so the wetland fee is \$0.15 * 48,787.20. The total fee is \$7,318.08, due prior to the start of site work.

Summary

Staff recommends approval of the Wetland Replacement Plan with the following conditions:

1. Purchase agreement for wetland credits in Bank Service Area 1.
2. Payment of City Wetland Fee of \$7,318.08 due prior to the start of site work.
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
Expansion Map

Resolution No. 2026-88

Resolution Approving Wetland Replacement Plan For Arrowhead Substation

WHEREAS, The Minnesota legislature initially enacted the Wetland Conservation Act (“WCA”) in 1991, amended from time to time by the Minnesota Legislature; and

WHEREAS, Minnesota Rules Chapter 8420 (“WCA Rules”) were adopted to implement the WCA, and whenever any capitalized term is used in this Resolution it shall have the meaning given that term in the WCA Rules unless the context clearly requires otherwise; and

WHEREAS, Under the WCA Rules, the Hermantown City Council is the Legislative Government Unit (“LGU”) for purposes of administering the WCA in Hermantown; and

WHEREAS, MN Power/ALLETE, (“Applicant”) applied to the City of Hermantown for approval of a Wetland Replacement Plan for an activity affecting 1.12 acres of Wetlands (“Project”), for property with a legal description attached hereto as Exhibit A (“Land”); and

WHEREAS, The LGU mailed a copy of the Application and an invitation to submit comments on the Application to the members of the Hermantown Technical Evaluation Panel (“TEP”); and

WHEREAS, The TEP duly considered the Application at a meeting (“TEP Meeting”) held on October 27, 2025 and April 6, 2026, such meeting having included past on-site inspections, completion of technical findings and recommendations on questions of Wetland functions, and the resulting public values, location, size, and type with respect to the Application; and

WHEREAS, The TEP recommended approval of the Wetland Replacement Plan; and

WHEREAS, Pursuant to the LGU’s WCA Resolution, the Planning Commission of the LGU held a public hearing (“Hearing”) and recommended approval of the Application at its meeting of July 21, 2026; and

WHEREAS, The City Council has duly considered the Application, the record of the Hearing, the entire file of the LGU with respect to the Application, the recommendation of the TEP and Planning Commission and such other matters as it deems relevant; and

WHEREAS, the City Council has considered this matter and believes it is in the best interest of the City to approve the Wetland Replacement Plan and to authorize and direct the Mayor and City Clerk to enter into such Agreement on behalf of the City of Hermantown.

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

1. The Wetland Replacement Plan attached hereto is hereby approved.
2. The Mayor and City Clerk are hereby authorized and directed to execute and deliver such Agreement on behalf of 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 was declared duly passed and adopted on August 3, 2026.

STATE OF MINNESOTA)
COUNTY OF ST. LOUIS) SS.
CITY OF HERMANTOWN)

I, the undersigned, being the duly qualified and acting Clerk of the City of Hermantown, St. Louis County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution 2026-88 is a true and correct copy of the Resolution as adopted by the City Council on the 3rd day of August, 2026.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City of Hermantown, the 4th day of August, 2026.

Alissa McClure, City Clerk

EXHIBIT A
LEGAL DESCRIPTION OF THE LAND

E1/2 OF NE1/4 OF NW1/4 OF SECTION 31, TOWNSHIP 50, RANGE 15, ST. LOUIS COUNTY, MINNESOTA.

Parcel ID: 395-0010-09170

SLY 660 FT OF W 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 31, TOWNSHIP 50, RANGE 15, ST. LOUIS COUNTY, MINNESOTA.

Parcel ID: 395-0010-09182

SE1/4 OF NW1/4 EX THE SLY 570 FT OF THE NLY 780 FT OF THE WLY 126 FT & N1/2 OF SW1/4 OF SECTION 31, TOWNSHIP 50, RANGE 15, ST. LOUIS COUNTY, MINNESOTA.

Parcel ID: 395-0010-09220

SLY 570 FT OF THE NLY 780 FT OF THE WLY 126 FT OF SE1/4 OF NW1/4 OF SECTION 31, TOWNSHIP 50, RANGE 15, ST. LOUIS COUNTY, MINNESOTA.

Parcel ID: 395-0010-09225

ELY 100 FT OF SW 1/4 OF NW 1/4 OF SECTION 31, TOWNSHIP 50, RANGE 15, ST. LOUIS COUNTY, MINNESOTA.

Parcel ID: 395-0010-09215

THAT PART OF SW1/4 OF NW1/4 LYING E OF ROCKY RUN CREEK EX THE ELY 100 FT 1/4 OF SECTION 31, TOWNSHIP 50, RANGE 15, ST. LOUIS COUNTY, MINNESOTA.

Parcel ID: 395-0010-09212

ACCEPTANCE OF RESOLUTION

MN Power/ALLETE (“Developer”) 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 or exercise the City’s rights with respect to any security provided by Applicant to secure its performance under the Development Agreement.

IN WITNESS WHEREAS, MN Power/ALLETE has executed this acceptance the ____ day of _____, 2026.

DEVELOPER:

MN Power/ALLETE

By _____

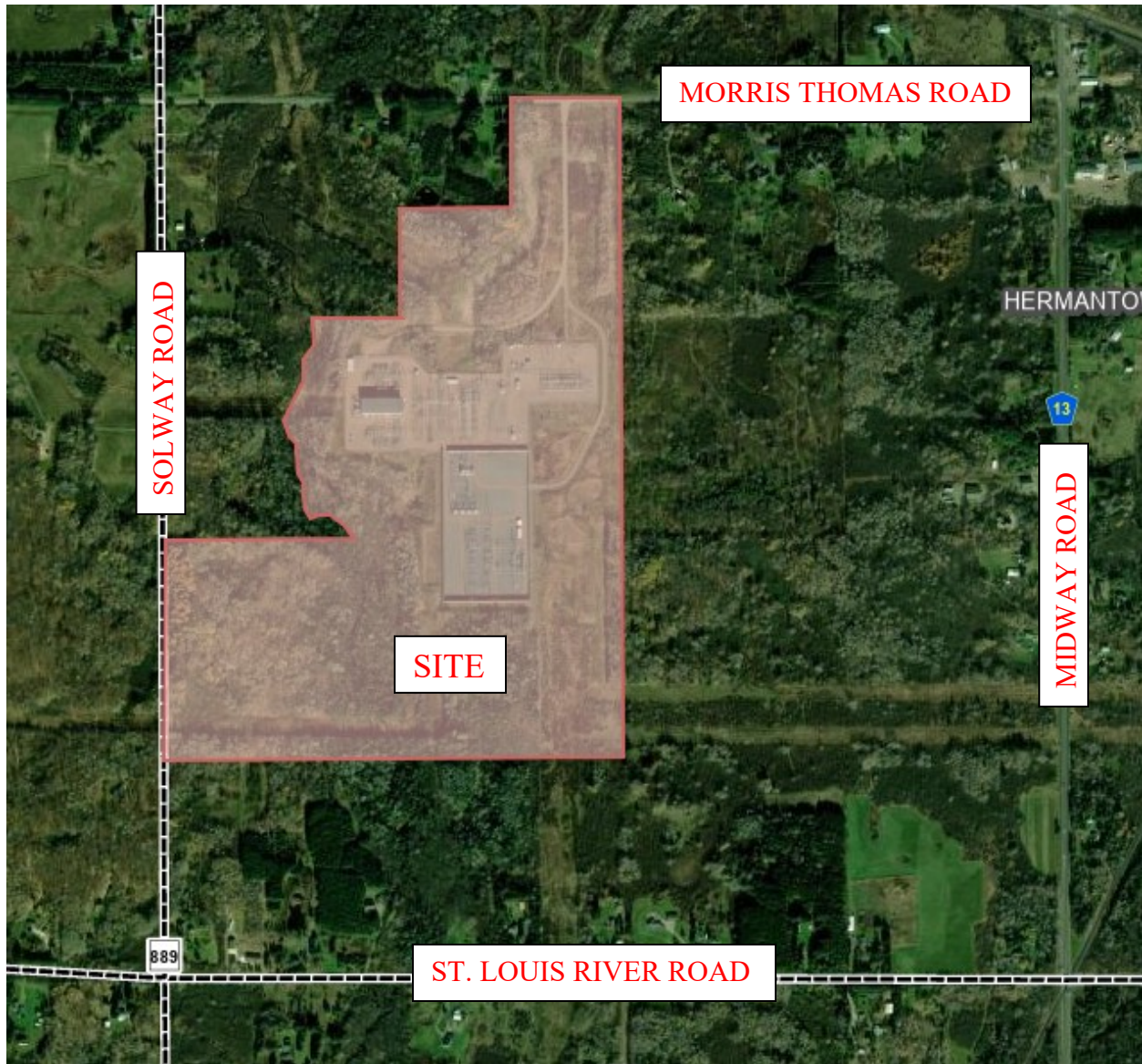
Its _____

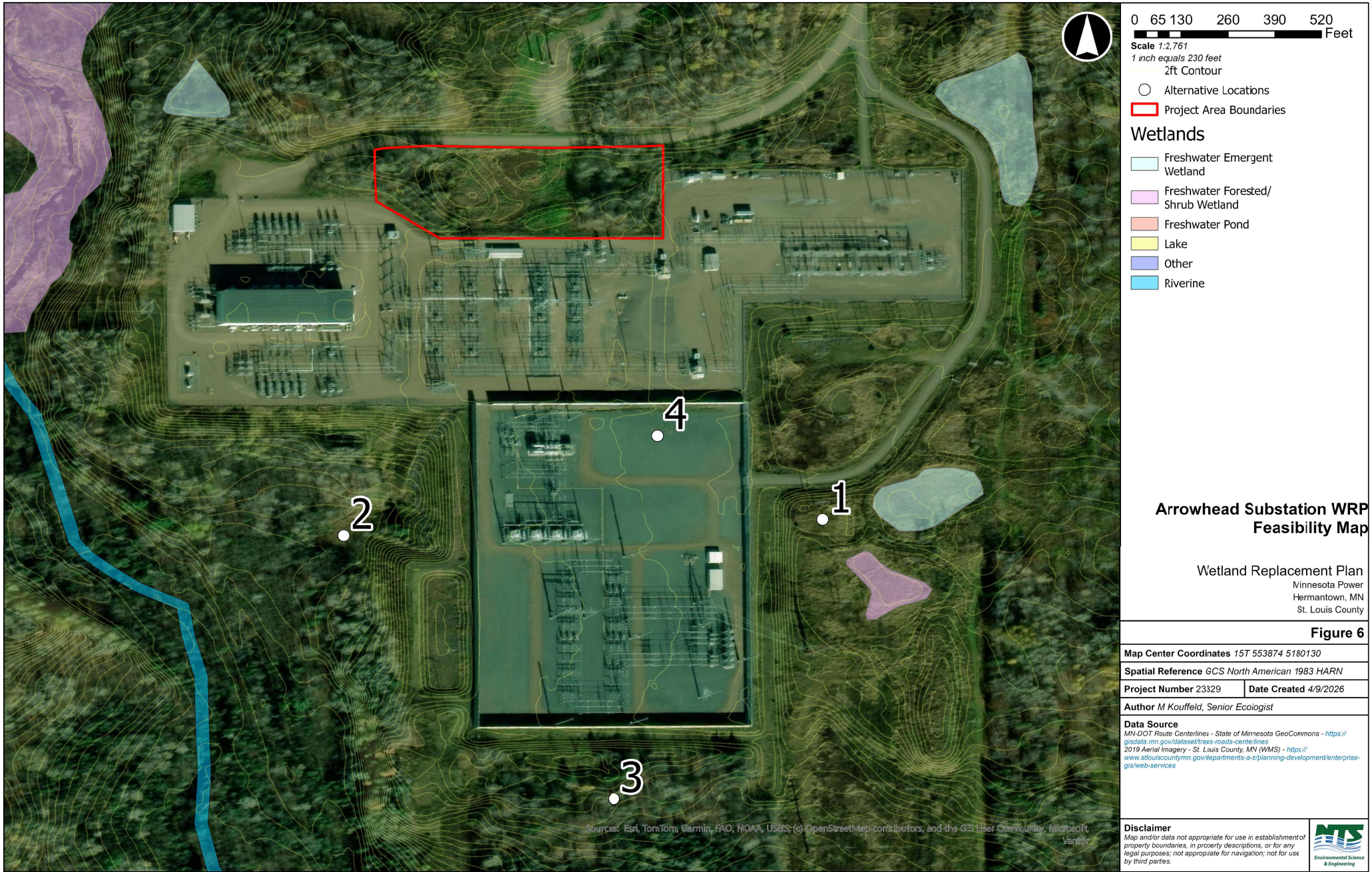
STATE OF MINNESOTA)
)ss.
COUNTY OF ST. LOUIS)

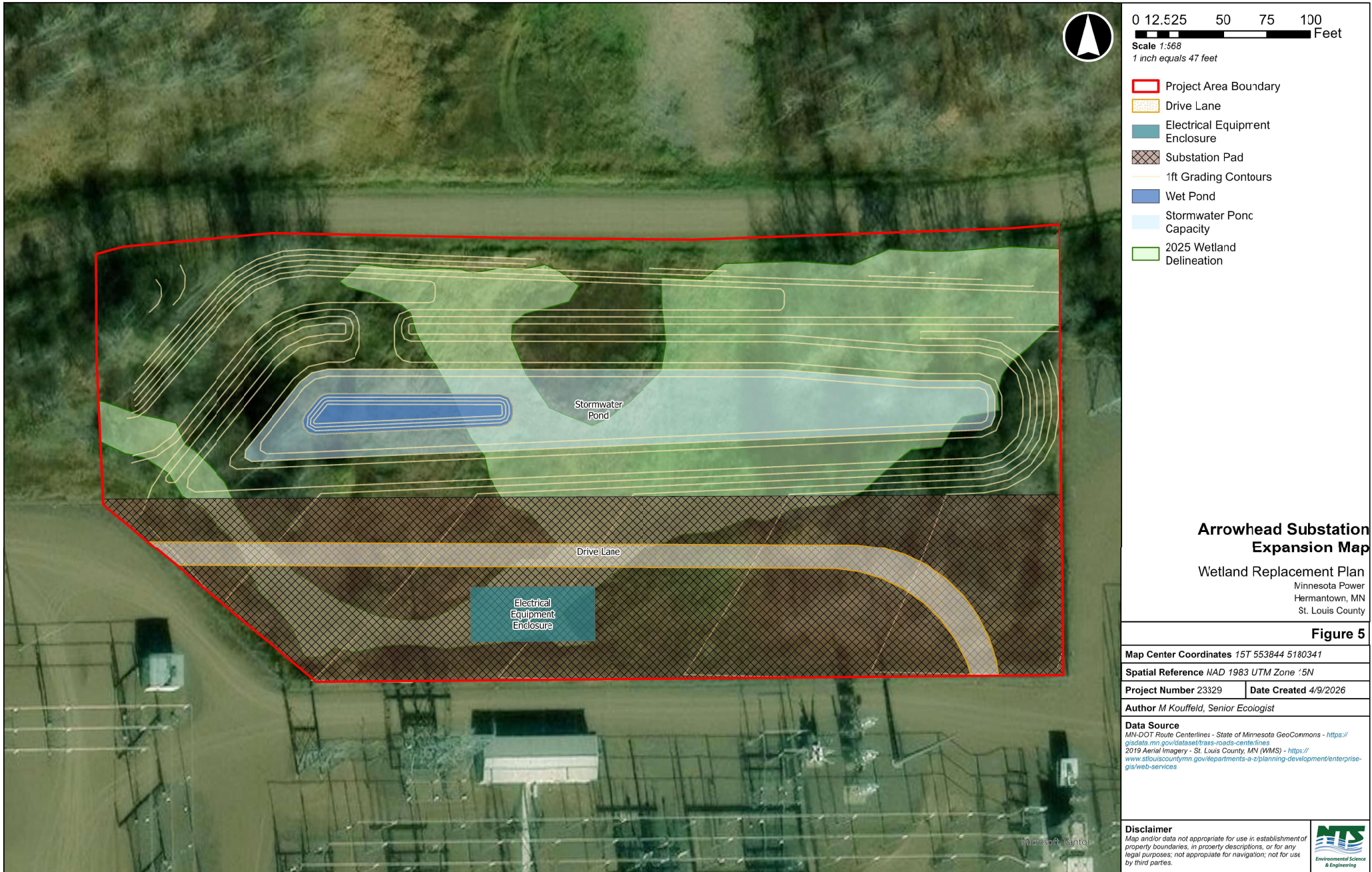
The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by MN Power/ALLETE.

Notary Public

Location Map







CITY COUNCIL MEETING DATE: August 3, 2026

TO: Mayor & City Council

FROM: Eric Johnson, Community Development Director

SUBJECT: Approval of a Planned Unit Development (PUD) Amendment

☒ **RESOLUTION:** 2026-89 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approval of an amendment to the Final Planned Unit Development (PUD) for construction of a 11 twinhome (22 units total) on a 10 acre parcel located at 399x Stebner Road. The property is located in an R-3 zoning district.

BACKGROUND

Applicant (BMAX, Inc.) is requesting approval of an amendment to the Final Planned Unit Development (PUD) for construction of a 11 twinhome (22 units total) on a 10 acre parcel located at 399x Stebner Road. The property is located in an R-3 zoning district.

SITE INFORMATION:

Parcel Size: 10 acres
Legal Access: Stebner Road
Wetlands: Yes, delineation approved in 2019
Existing Zoning: R-3, Residential
Airport Overlay: None
Shoreland Overlay: None
Comprehensive Plan: Suburban

Development Details

In 2024, the Applicant (BMAX, Inc.) was approved for a 10 twinhome buildings (20 units total) on an existing 10 acre lot with access to Stebner Road. The approved development consisted of a 1050' feet of public street with a 66' right of way; a 5' wide sidewalk on the north side of the street; a 4,800 square foot accessory/storage building and two pickleball courts.

The Applicant has been constructing the project over the last two years and is now requesting that the PUD be amended in order to add one additional twinhome (2 units) to the previously approved project bringing the total number of twinhomes to 11 (22 units total). In order to accomplish this, the Applicant is proposing to shift the previously approved garage area and pickleball courts to the west approximately 80 feet. In addition, the previously proposed/approved right of way extension to Peyton Acres has been removed as the connection to Peyton Acres is no longer viable due to the construction of homes in the area of a potential road connection.

A public hearing for this item was held at the July 21, 2026 Planning and Zoning Commission meeting. There were 7 members of the public, including the Applicant who spoke to the item. Concerns from the

public included potential noise from the proposed pickleball courts, additional traffic from the development on Stebner Road and ability to treat stormwater and retain wetlands on the property.

The Applicant stated that the pickleball courts would have hours of use from 9:00 a.m. to dusk and would not be lighted. The Planning and Zoning Commission recommended the item, with the pickleball requirements to the City Council for their review and approval.

PUD Process:

The City's zoning regulations governing PUD's require that each PUD obtain preliminary and final approval. The City's Planned Unit Development ordinance states that PUDs over 4 units/acre and/or 5 acres in size are required to make separate Preliminary and Final PUD submissions.

The PUD review and approval process include a public hearing by the Planning Commission and a recommendation to the City Council. A PUD order will be issued by the City setting project specific development standards. Following completion of the development contract the applicant will be granted final Zoning approval and can begin construction, pending approval of the associated building permits.

Per Section 1105 of the Planned Unit Development section of the Zoning Ordinance, it requires that a PUD must provide public benefits to the surrounding neighborhood and to the city above and beyond what can be reasonably achieved by application of the zoning provisions applicable to the underlying zoning district. The nature and scale of public benefit shall be determined by the City and include, but not be limited to:

Preservation and enhancement of natural systems and resources, topography, vegetation, and other natural features. – This project proposes to preserve 3.4 acres of existing wetland on the property. The road design and building placement minimizes wetland impacts required for the project.

- 1.2 Provision of a variety of housing and community types. – The project proposes twinhome buildings which there is a general shortage of within the City.
- 1.3 Provision of recreational amenities including trails and parks. – The Project proposes two pickleball courts for the residents of the proposed community. There is also the ability to provide soft surface trails along the wetland areas for residents to walk on in addition to the proposed 5' foot wide sidewalk.

The overall project had gone through the two phase preliminary and final PUD process with the Hermantown City Council approving the Final PUD at their June 3, 2024 meeting.

Zoning Analysis:

The property is zoned R-3, Residential. The applicant has applied for a Planned Unit Development (PUD) for the property. A PUD is a permitted use in an R-3 zone district. Section 11 of the zoning ordinance explains that: 'A PUD is intended to encourage a more efficient and creative use of land and development, more efficient and effective use of streets, utilities and public services; protection of natural resources; and more efficient and effective provision of recreational, public and open space than can be achieved through conventional development procedures.

The purpose of the PUD amendment request is to allow for the creation of 11 twinhome buildings for a total of 22 units.

Setbacks

City Code allows a PUD to have standards that meet the City's goals for each proposed development. These standards include building height, density, roadway widths and setbacks. The proposed project amendment is for 11 twinhome buildings (22 units total). The applicant is proposing a minimum 7' foot side yard setback, a 20' foot front yard setback and a 40' foot rear yard setback. The PUD allows for the setting of site specific setbacks.

Table 1. R-3 Residential Requirements	R-3 Requirement	Proposed Twinhome
Minimum lot area	½ acre (2 units/acre)	6,520 square feet minimum
Minimum lot width (at setback line)	100 feet	50 foot minimum
Minimum front yard	50 feet from public ROW	20' from public ROW
Minimum side yard	10 feet, 25 feet aggregate	7 feet minimum, 14 feet aggregate
Minimum rear yard	40 feet	40' feet minimum
Roadway ROW width	66 feet	66' Public ROW – 28' with curb, gutter and 5' sidewalk

No changes to the previously approved lot dimensions or setbacks are proposed as part of the PUD amendment.

Plat

The Applicant is proposing to divide the property into 12 lots and 2 outlots. The applicant will need to submit a preliminary and final plat prepared by a registered land surveyor for the project.

The City requires the dedication of Outlot A (stormwater pond) to the City for their ownership and future maintenance of the pond.

The City requires the dedication of Outlot B (wetlands) to the City for the purpose of maintaining a connection point to City owned land to the east of this development.

Utilities

The Applicant has engaged a civil engineer to revise the utility plans in order to create an additional connection to the new proposed twinhome. The Applicant will coordinate work with the Hermantown Public Works Department as well as the City Engineer for this new connection.

The Applicant has installed the sanitary sewer line main from from Stebner Road.

The water main extension will connect from Stebner Road to provide water service to each building/lot. This work has already been completed as well. A new connection to the proposed twinhome will need to be coordinated with the Hermantown Public Works Department as well as the City Engineer.

The applicant has submitted construction documents for review and approval by the City Engineer. Upon City acceptance, all utilities will be turned over to the City of Hermantown.

Stormwater

The Applicant is proposing a detention pond located north of the entry road by Stebner Road to accommodate the stormwater associated with the project. The applicant has submitted final construction plans for the development which include an erosion and sediment control plan for construction and post-construction control of run-off. Bio-rolls, silt fencing and other Best Management Practices will be required in order to control runoff during construction.

The stormwater pond is within the proposed outlot for the plat and will be turned over to the City upon completion and acceptance by the City Engineer.

The Applicant's engineer has submitted updated stormwater calculations reflecting the increased impervious area associated with the additional twinhome unit. The City Engineer has reviewed these plans and has indicated that the updated stormwater system will accommodate the additional overall site impervious area.

Access

The project is accessed from Stebner Road via a public street and right of way which terminates in a cul-de-sac. This road would be a public, 28 foot wide asphalt roadway with curb and gutter with a 5' foot width sidewalk along north side of the road.

The City is requiring a 66' right of way connection from the proposed cul-de-sac to the property to the east. The proposed site plan reflects this right of way connection.

The Applicant will be fully responsible to design and construct the proposed roads within the project to City standards. Upon completion and inspection by the City Engineer, the City will accept the road and maintain it from after time of acceptance.

Wetlands

A wetland delineation was performed in the summer of 2019 in association with the Peyton Acres development. The plan envisions wetland impacts associated with the road construction, 11 buildings, garage area, 1 pond and the pickleball courts. The applicant received approval from the Technical Evaluation Panel (TEP) for these impacts.

The proposed additional twinhome building will not result in an increase in wetland impacts for the overall project.

Park Dedication Fees

The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. A park dedication fee of \$1,100 per unit will be paid at the time of final PUD approval. Bedroom fees at the rate of \$150/bedroom will be paid at the time of building permit.

Summary

Staff recommends approval of the PUD Amendment based on the findings of this report and the following conditions

1. The proposed PUD meets the intent of the R-3, Residential Zoning District, Chapter 11 – Planned Unit Developments, and the overall goals and policies of the Zoning Ordinance.
2. The proposed development meets the Comprehensive Plan for residential development and standards of a Planned Unit Development by providing public benefit through enhanced and coordinated development design and a greater variety of housing types in the community.
3. The Planned Unit Development is hereby approved is hereby expressly subject to the following conditions:
 - 3.1 That the Project will be constructed as described in the plans accompanying the Application and the conditions contained herein.
 - 3.2 The Zoning Administrator 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 five (5) days thereafter.
 - 3.3 No change shall be made in the Project without written permission being previously obtained from the City of Hermantown.
 - 3.4 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 that the terms of this permit are met.
 - 3.5 Applicant is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown.
 - 3.6 Trees and brush cannot be burned on the property, but may be chipped and shredded.
 - 3.7 An MPCA Stormwater Permit and erosion control measures must be in place prior to the start of operations.
 - 3.8 All utility line easements shall be observed and any encroachment into the utility right-of-way shall only be permitted with the written approval of the utility.
 - 3.9 The Applicant shall take measures to control erosion that has the potential to damage adjacent land, and control sedimentation that has the potential to leave the site.
4. Dimensional requirements of lots, setbacks, and rights-of-way shall be according to the attached site plan and table 1.

Table 1. R-3 Residential Requirements	R-3 Requirement	Proposed Twinhome
Minimum lot area	½ acre (2 units/acre)	6,520 square feet minimum
Minimum lot width (at setback line)	100 feet	50 foot minimum
Minimum front yard	50 feet from public ROW	20' from public ROW

Minimum side yard	10 feet, 25 feet aggregate	7 feet minimum, 14 feet aggregate
Minimum rear yard	40 feet	40' feet minimum
Roadway ROW width	66 feet	66' Public ROW – 28' with curb, gutter and 5' sidewalk

5. Applicant to submit final construction documents (water, storm sewer, sanitary sewer, roadway, etc.) according to City standards and coordinated with the City Engineer. Final PUD Order and Stormwater Certificate will be issued after review and approval of documents by the City Engineer.
6. Installation of water and sanitary sewer shall require the Property Owner to enter into an agreement with the City governing the terms of such work. All utility plans shall be approved by the City Engineer. The City/Developer agreement shall specify the amount of a financial guarantee to be held by the City from the time of commencement of work until such a time as the City is prepared to accept as complete the new public infrastructure. All drainage and utility easements shall have associated easements. The Property Owner shall enter into a Development Agreement with the City for all public utilities.
7. The Applicant has entered into a development agreement for the infrastructure improvements associated with the project.
8. Dedication of Outlot A (stormwater pond) to the City.
9. Dedication of Outlot B (wetlands) to the City for the purpose of maintaining a connection point to City owned land to the east of this development.
10. The pickleball courts to be signed for usage from 9:00 a.m. to dusk with no lights installed on the courts.
11. The Applicant shall sign a consent form assenting to all conditions of this approval.
12. 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
- 2024 Site Plan
- 2026 Site Plan



- 2024 Grading Plan
- 2026 Grading Plan
- Proposed Twinhome Building Example

Resolution No. 2026-89

Resolution Approving Amendments To Planned Unit Development Stebner Road Development

WHEREAS, in 2024, Zierden Builders and BMAX, Inc. (“Developer”) submitted a plan to the City Council for a proposed development consisting of ten two-family structures (20 units total) (“Project”) in association with parcel 395-0158-00081 with a legal description attached hereto as Exhibit A (“Land”):

WHEREAS, the planned unit development (“PUD”) for the Project was approved by the Hermantown City Council by Resolution No. 2024-74; and

WHEREAS, the Developer desires to construct an additional two-family structure on the Property and has requested an amendment to the Final PUD; and

WHEREAS, the Hermantown Planning and Zoning Commission held a public hearing on July 21, 2026 to consider the Developer’s request; and

WHEREAS, the Hermantown Planning and Zoning Commission determined that an amendment to the Development Plan of the Stebner Road Final PUD was consistent with the Project and recommended approval of such amendment; and

WHEREAS, the City Council has reviewed the proposed amendment to the Stebner Road Development Plan as shown on Exhibit B attached hereto, the actions of Hermantown Planning and Zoning Commission, the recommendations of Hermantown Planning and Zoning Commission and the written information provided to it.

WHEREAS, based on such review and consideration the City Council of the City of Hermantown hereby makes the following:

FINDINGS OF FACT

A. Resolution No. 2024-74 was for the construction of ten twin home buildings.

B. After further review and consideration, it was concluded that the Final PUD be amended to allow for an additional two-family structure by revising Exhibit B to the Final PUD.

ON THE BASIS OF THE FOREGOING FINDINGS OF FACT, the City Council of the City of Hermantown hereby resolves as follows:

The amendment to the Stebner Road Development Plan of the Final PUD is hereby approved with the following conditions:

1. The proposed PUD meets the intent of the R-3, Residential Zoning District, Chapter 11 – Planned Unit Developments, and the overall goals and policies of the Zoning Ordinance.

2. The proposed development meets the Comprehensive Plan for residential development and standards of a Planned Unit Development by providing public benefit through enhanced and coordinated development design and a greater variety of housing types in the community.
3. The Planned Unit Development is 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. The Zoning Administrator 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 five (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 that the terms of this permit are met.
 - e. Applicant is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown.
 - f. Trees and brush cannot be burned on the property, but may be chipped and shredded.
 - g. An MPCA Stormwater Permit and erosion control measures must be in place prior to the start of operations.
 - h. All utility line easements shall be observed and any encroachment into the utility right-of-way shall only be permitted with the written approval of the utility.
 - i. The Applicant shall take measures to control erosion that has the potential to damage adjacent land, and control sedimentation that has the potential to leave the site.
4. Dimensional requirements of lots, setbacks, and rights-of-way shall be according to the attached site plan and table 1.

Table 1. R-3 Residential Requirements	R-3 Requirement	Proposed Twinhome
Minimum lot area	½ acre (2 units/acre)	6,520 square feet minimum
Minimum lot width (at setback line)	100 feet	50 foot minimum
Minimum front yard	50 feet from public ROW	20' from public ROW
Minimum side yard	10 feet, 25 feet aggregate	7 feet minimum, 14 feet aggregate

Minimum rear yard	40 feet	40' feet minimum
Roadway ROW width	66 feet	66' Public ROW – 28' with curb, gutter and 5' sidewalk

5. Applicant to submit final construction documents (water, storm sewer, sanitary sewer, roadway, etc.) according to City standards and coordinated with the City Engineer. Final PUD Order and Stormwater Certificate will be issued after review and approval of documents by the City Engineer.
6. Installation of water and sanitary sewer shall require the Property Owner to enter into an agreement with the City governing the terms of such work. All utility plans shall be approved by the City Engineer. The City/Developer agreement shall specify the amount of a financial guarantee to be held by the City from the time of commencement of work until such a time as the City is prepared to accept as complete the new public infrastructure. All drainage and utility easements shall have associated easements. The Property Owner shall enter into a Development Agreement with the City for all public utilities.
7. The Applicant has entered into a development agreement for the infrastructure improvements associated with the project.
8. Dedication of Outlot A (stormwater pond) to the City.
9. Dedication of Outlot B (wetlands) to the City for the purpose of maintaining a connection point to City owned land to the east of this development.
10. The pickleball courts to be signed for usage from 9:00 a.m. to dusk with no lights installed on the courts.
11. The Applicant shall sign a consent form assenting to all conditions of this approval.
12. 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 August 3, 2026.

STATE OF MINNESOTA)
COUNTY OF ST. LOUIS) SS.
CITY OF HERMANTOWN)

I, the undersigned, being the duly qualified and acting Clerk of the City of Hermantown, St. Louis County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution 2026-89 is a true and correct copy of the Resolution as adopted by the City Council on the 3rd day of August, 2026.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City of Hermantown, the 4th day of August, 2026.

Alissa McClure, City Clerk

EXHIBIT A **STEBNER ROAD DEVELOPMENT PLAN**

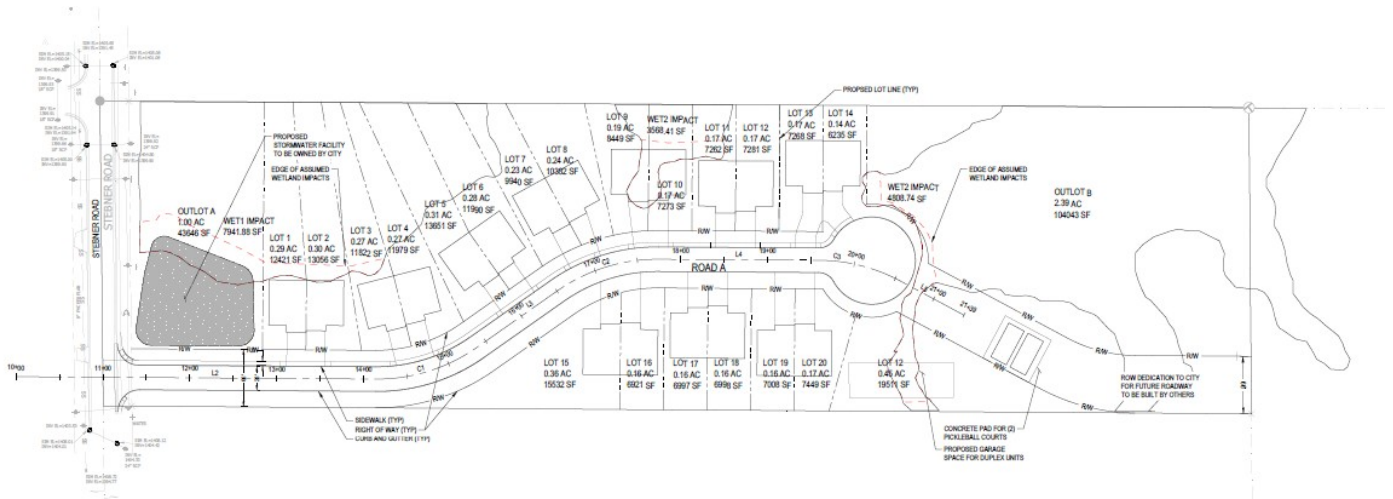
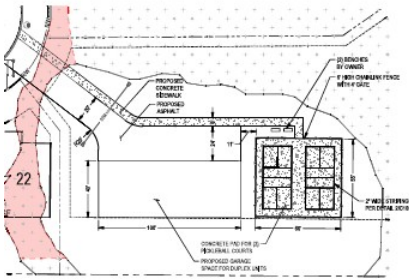


EXHIBIT B **REVISED STEBNER ROAD DEVELOPMENT PLAN**

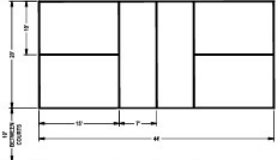
GENERAL SHEET NOTES:
DRAWING SHEETS ARE FROM LEAD DATA.

CONTRACTOR NOTE:

ALL DRAINAGE UTILITIES SHOWN ON PLANS ARE TO BE VIEWED HORIZONTALLY AND NOT TO BE VIEWED AS A 3D REPRESENTATION. FOR THE PURPOSES OF DRAINAGE UTILITIES, THE DRAINAGE UTILITIES ARE SHOWN AS LOCATED ON RECORD MAPS AND SURVEYS PLANNED BY OTHERS. ANY OTHER ASSUMED AS A SURVEY FOR THE ACCURACY OF THESE RECORDS AND SURVEYS, CONTACT THE SURVEY COMPANY FOR THE FINAL LOCATION OF DRAINAGE UTILITIES AND GENERAL TO CONSTRUCTION.

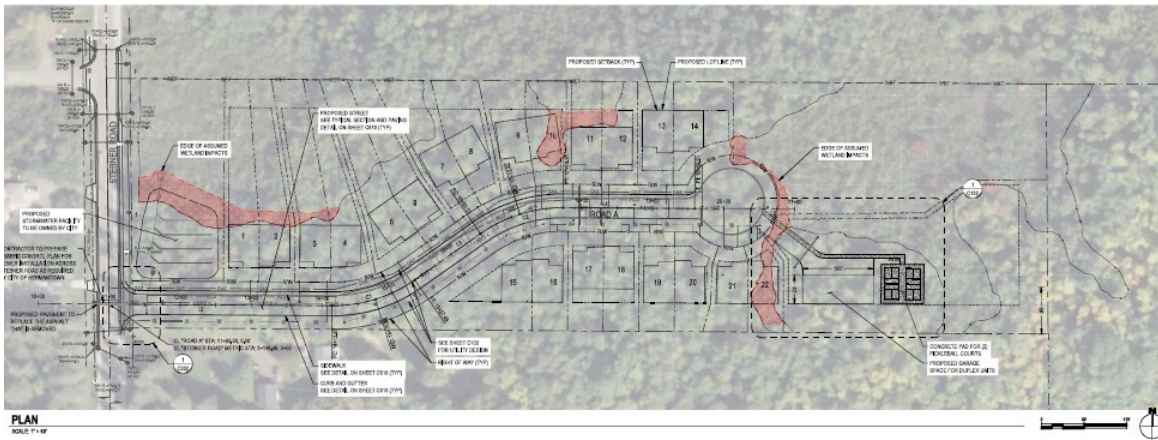


1 ENLARGED PLAN
SCALE 1"=40'



2 COURT STRIPING
SCALE 1"=40'

ROAD A					
NUMBER	LENGTH	RADIUS	LINE/CHORD DIRECTION	START POINT	END POINT
L2	45.445		IMP OF PLANT	480710.00, 504040.00	480710.00, 504040.00
C1	12.000	20.000	IMP OF PLANT	480710.00, 504040.00	480710.00, 504040.00
L3	11.000		IMP OF PLANT	480710.00, 504040.00	480710.00, 504040.00
C2	10.000	20.000	IMP OF PLANT	480710.00, 504040.00	480710.00, 504040.00
L4	10.000		IMP OF PLANT	480710.00, 504040.00	480710.00, 504040.00
L5	10.000		IMP OF PLANT	480710.00, 504040.00	480710.00, 504040.00



PLAN
SCALE 1"=40'

ACCEPTANCE OF RESOLUTION

BMAX Inc; Darren and Layne Weets, a married couple; Darrell and Desiree Weets, a married couple; and Derek and Mary Weets, a married couple (“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, BMAX Inc; Darren and Layne Weets, a married couple; Darrell and Desiree Weets, a married couple; and Derek and Mary Weets, a married couple has executed this acceptance this ____ day of _____, 2026.

BMAX Inc

Darren Weets

Layne Weets

Darrell Weets

Desiree Weets

Derek Weets

Mary Weets

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by BMAX Inc; Darren and Layne Weets, a married couple; Darrell and Desiree Weets, a married couple; and Derek and Mary Weets, a married couple.

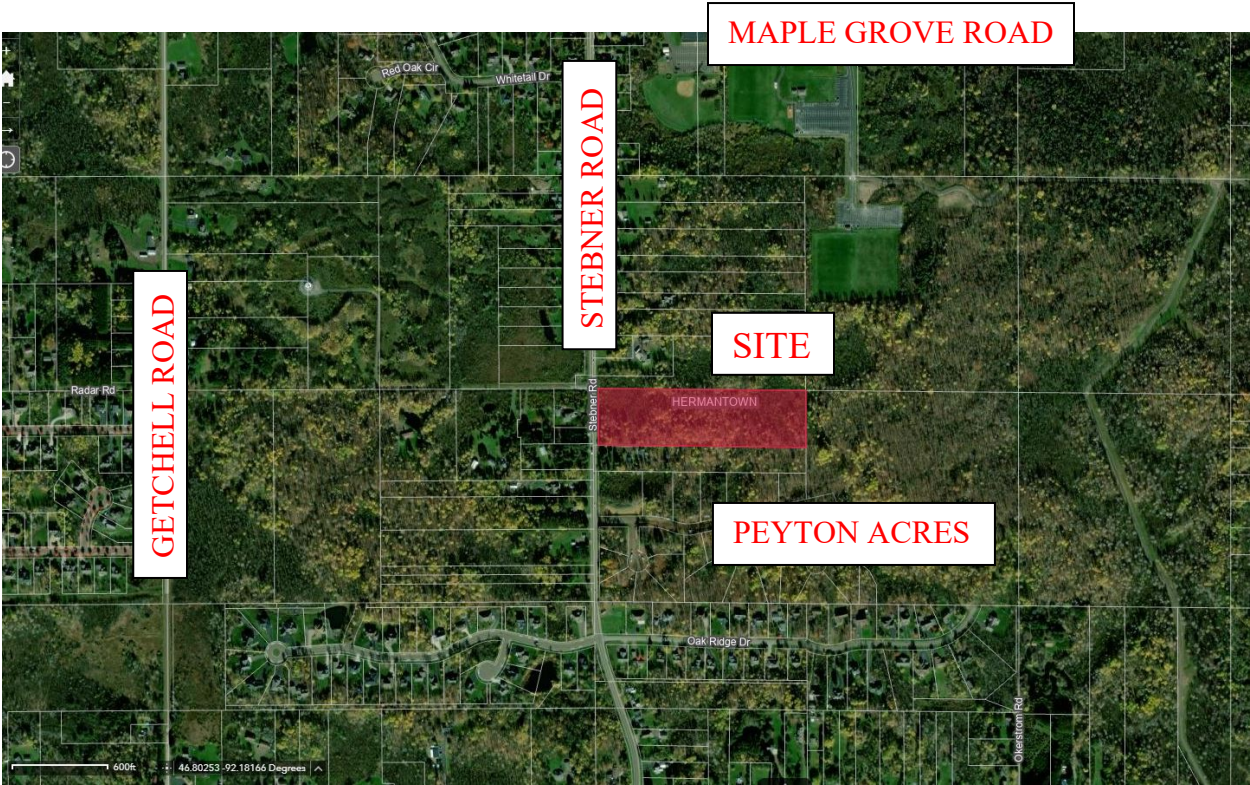
Notary Public

ATTACHMENT A

That part of Outlot B, lying Westerly of the west line of the NE1/4 of SW1/4 of Section 24, Township 50, Range 15 AND lying North of the north line of the Southerly 965.00 feet of NW1/4 of SW1/4 of Section 24, Township 50, Range 15.

Parcel: 395-0158-00081

Location Map



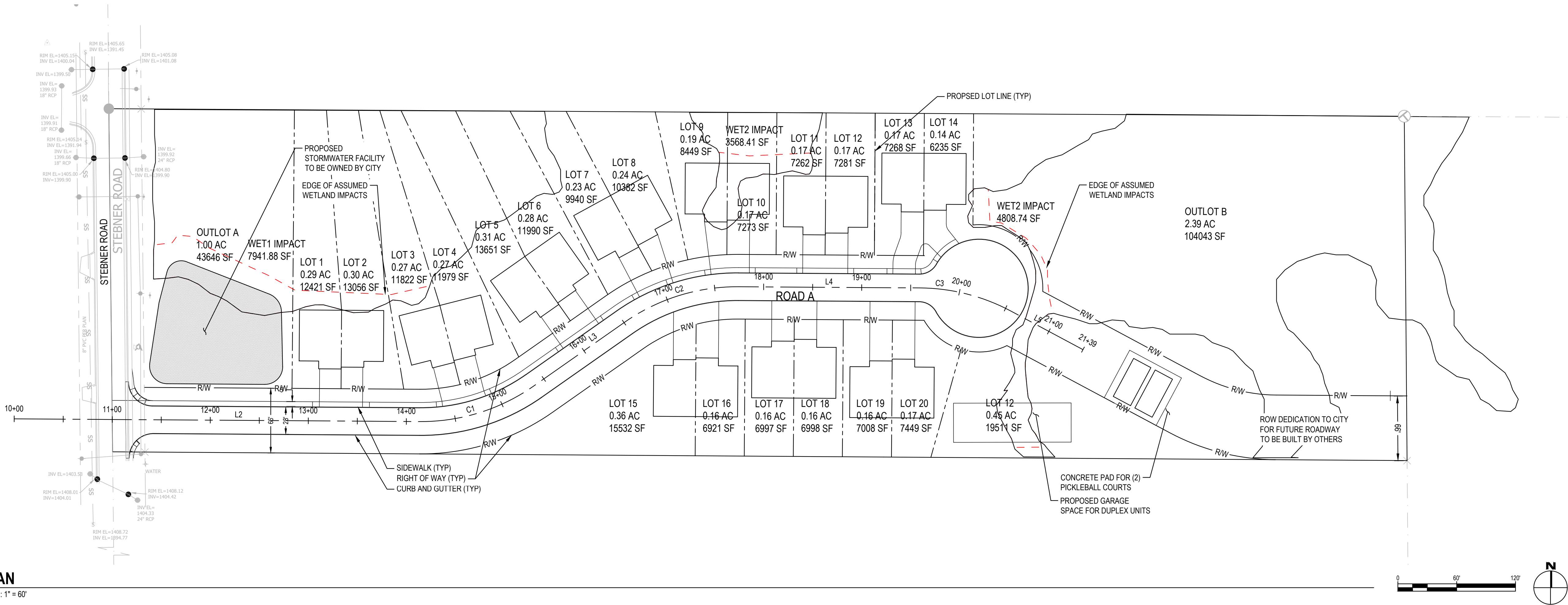
GENERAL SHEET NOTES:

EXISTING GRADES ARE FROM LIDAR DATA

PROPOSED GRADES ARE PRELIMINARY UNTIL PARCEL IS SURVEYED. CHANGES TO PROPOSED GRADING, STORMWATER POND DESIGN, AND/OR CUL-DE-SAC PLACEMENT MAY CHANGE ONCE PROPOSED GRADING IS FINALIZED.

CONTRACTOR NOTE:

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PLAN

SCALE: 1" = 60'



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION: UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

LINE IS 1" ON FULL
SCALE DRAWING



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Ridgefield, WA
Duluth + Minneapolis, MN
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I HEREBY CERTIFY THAT I
PREPARED BY ME OR UNDER MY
SUPERVISION AND I AM A DULY
REGISTERED ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

DATE: 4/22
REG#: 61158

JOHN F. DOUGHERTY, P.E.

STEBNER PLANNED UNIT
DEVELOPMENT

HERMANTOWN, MN

FINAL PUD APPLICATION

Project No: 23050

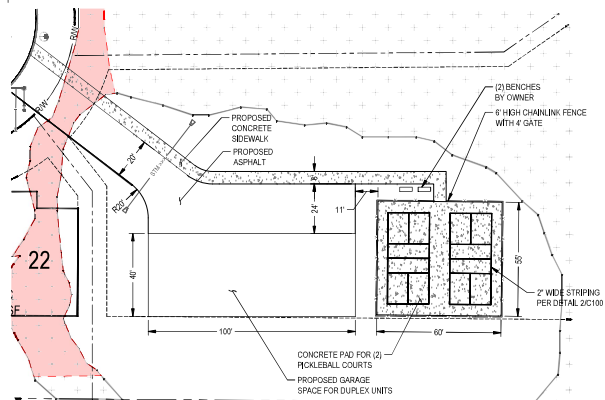
Issue Date: 4/3/2024

PRELIMINARY PLAT

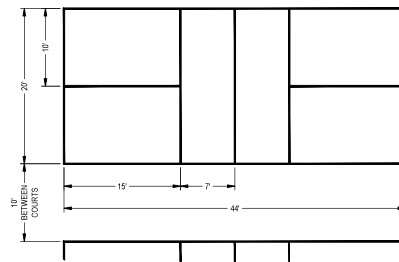
C101

Project Manager: EAS
Drawn by: TAW
Checked by: JED

ISSUED FOR FINAL PUD APPLICATION



1 ENLARGED PLAN
SCALE: 1"=30'



2 COURT STRIPING
SCALE: NTS

GENERAL SHEET NOTES:

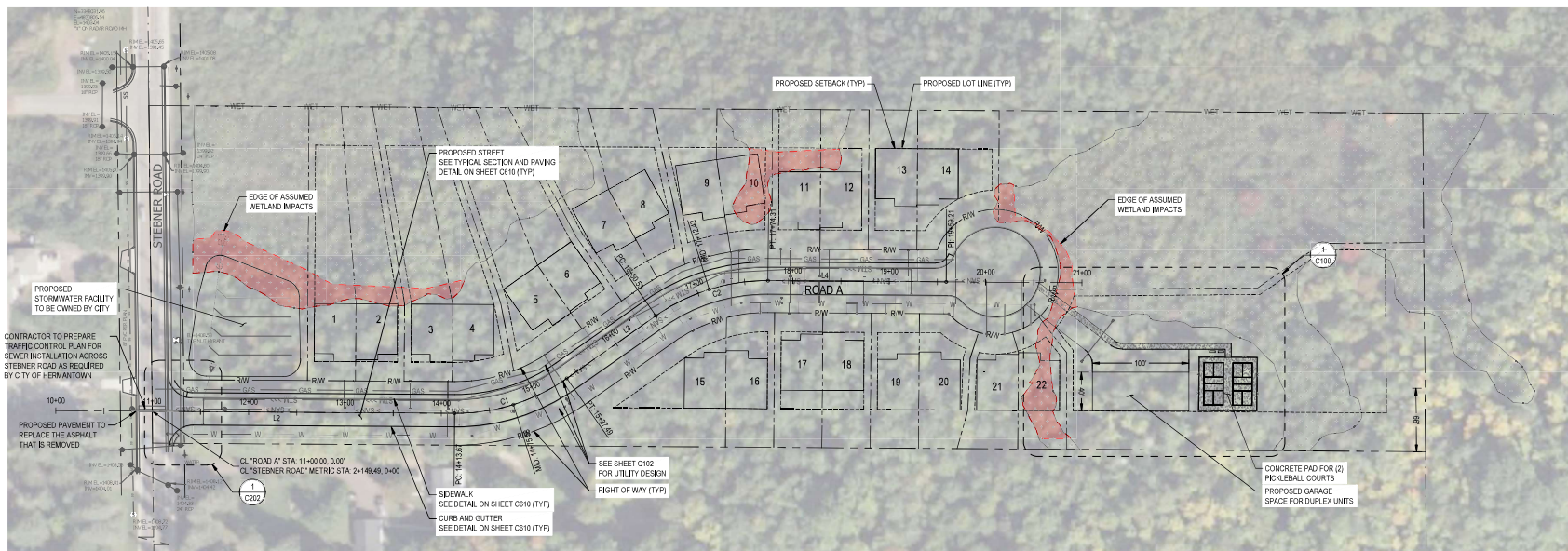
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ROAD A

NUMBER	LENGTH	RADIUS	LINE/CHORD DIRECTION	START POINT	END POINT
L2	413.865		S88° 30' 40.58"E	4820772.82, 3347648.35	4821186.57, 3347645.44
C1	123.825	200.000	N72° 30' 07.48"E	4821186.57, 3347645.44	4821302.89, 3347681.77
L3	113.037		N54° 54' 55.55"E	4821302.89, 3347681.77	4821395.39, 3347746.75
C2	123.787	200.000	N72° 38' 47.74"E	4821395.39, 3347746.75	4821511.66, 3347783.08
L4	154.893		S88° 37' 30.06"E	4821511.66, 3347783.08	4821696.55, 3347781.86
L5	140.792		S88° 37' 20.08"E	4821696.55, 3347781.86	4821837.34, 3347780.93



PLAN
SCALE: 1" = 60'



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Revisions:

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Duluth + Minneapolis, MN
www.windsorengineers.com

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I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
REGISTERED ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

DATE: 5/13/2026

REGISTRATION NO: 61158

SIGNED:

JOHN F. DOUGHERTY, P.E.

STEBNER PLANNED UNIT
DEVELOPMENT
HERMANTOWN, MN

CONSTRUCTION SET

Project No: 23050

Issue Date: 5/13/2026

SITE AND HORIZONTAL CONTROL PLAN

C100

Project Manager: LEAS
Drawn by: TAY
Checked by: JED

ISSUED FOR CONSTRUCTION SET

GENERAL SHEET NOTES:

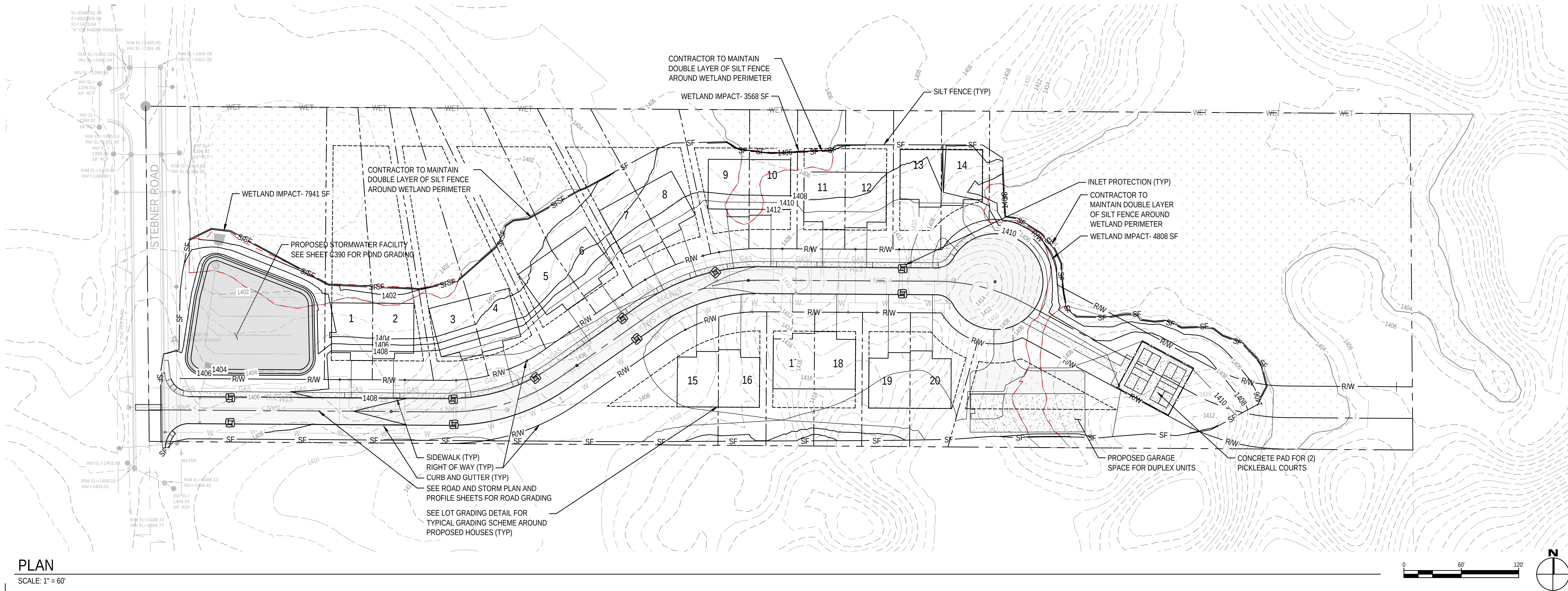
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CONTRACTOR TO FINE GRADE AROUND HOMES PER DETAIL

CONTRACTOR NOTE:

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PLAN

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SUPERVISION AND THAT I AM A DULY
REGISTERED ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

DATE: 7/15/2025

REGISTRATION NO: 61158

SIGNED:
JOHN F. DOUGHERTY, P.E.

STEBNER PLANNED UNIT
DEVELOPMENT
HERMANTOWN, MN
CONSTRUCTION SET
Project No: 23050
Issue Date: 7/15/2025

EROSION CONTROL AND GRADING PLAN

C103

Project Manager: EAS
Drawn by: TAW
Checked by: JED

ISSUED FOR CONSTRUCTION SET

GENERAL SHEET NOTES:

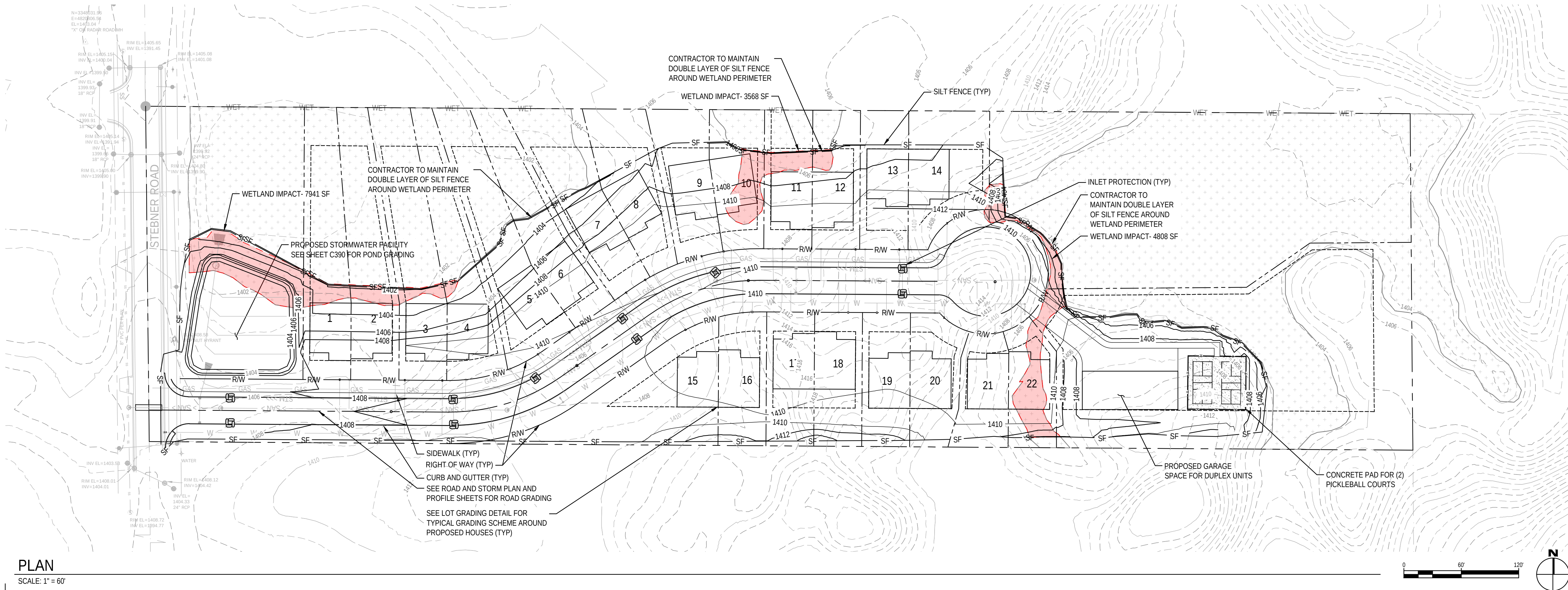
EXISTING GRADES ARE FROM LIDAR DATA

PROPOSED GRADES ARE PRELIMINARY UNTIL PARCEL IS SURVEYED. CHANGES TO PROPOSED GRADING, STORMWATER POND DESIGN, AND/OR CUL-DE-SAC PLACEMENT MAY CHANGE ONCE PROPOSED GRADING IS FINALIZED.

CONTRACTOR TO FINE GRADE AROUND HOMES PER DETAIL

CONTRACTOR NOTE:

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PLAN

SCALE: 1" = 60'



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VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

LINE IS 1" ON FULL
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I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
REGISTERED ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

DATE: 5/13/2026

REGISTRATION NO: 61158

SIGNED: JOHN F. DOUGHERTY, P.E.

STEBNER PLANNED UNIT
DEVELOPMENT
HERMANTOWN, MN
CONSTRUCTION SET
Project No: 23050
Issue Date: 5/13/2026

EROSION CONTROL AND GRADING PLAN

C103

Project Manager: EAS
Drawn by: TAW
Checked by: JED

ISSUED FOR CONSTRUCTION SET

Twinhome Example





CITY COUNCIL MEETING DATE: August 3, 2026

TO: Mayor & City Council

FROM: Trish Crego, Utility and Infrastructure Director

SUBJECT: Approve Plans and Order Advertisement for Bids for Construction Hawkline Business Park Utility Extension

☒ **RESOLUTION:** 2026-90 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve plans and order advertisement for bids for the 2026 Construction Hawkline Business Park Utility Extension.

BACKGROUND

NCE has prepared plans for the Construction of Hawkline Business Park Utility Extension. If authorized, the Clerk will prepare an advertisement for the official newspaper for bids for the Project in accordance with the plans and specifications approved by the City Council. The advertisement for bids shall be published in the Hermantown Star on, August 6, 13, and 20, 2026. Bids will be opened and compiled by the City Engineer, Public Works Director, and the Utility and Infrastructure Director at 10:00 a.m. Thursday, August 27, 2026. The tabulated bids will be considered at the City Council meeting on September 8, 2026 at 6:30 p.m.

It is recommended that the City Council accept the plans and specifications, and order the advertisement for bids.

SOURCE OF FUNDS (if applicable)

475-433500-305	—	Project	553
----------------	---	---------	-----

ATTACHMENTS

Resolution
Advertisement for Bids
Partial Plans

Resolution No. 2026-90

Resolution Approving Final Plans And Specifications And Ordering Advertisement For Bids For The 2026 Construction Of Hawkline Utilities In Section 4 District No. 553

WHEREAS, Northland Consulting Engineers (“Consultant”) has prepared final plans and specifications for the extension of Hawkline Utilities and related work (“Project”); and

WHEREAS, such scope of work has been presented to the City Council; and

WHEREAS, the City Council has reviewed such scope of work and believes it to be in the best interest of the City of Hermantown to approve such scope of work; and

WHEREAS, by law the City of Hermantown is obligated to advertise for bids for the improvements described in the final plans; and

WHEREAS, the City Council believes that it is in the best interest of the City of Hermantown that such bids be advertised for at the earliest possible time.

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

1. The City Clerk is hereby further authorized and directed to prepare and cause to be inserted in the Hermantown Star, the official newspaper an advertisement for bids for the Project in accordance with the plans and specifications approved by the City Council. The advertisement for bids shall be published in the Hermantown Star on, August 6, 13, and 20, 2026.
2. Such advertisement shall specify the work to be done, shall state that the bids will be publicly opened and tabulated by the City Engineer, Public Works Director and the Utility and Infrastructure Director on **Thursday, 10:00 am August 27, 2026** that the tabulated bids will be considered at the City Council meeting on **September 8, 2026 at 6:30 p.m.**
3. The notice to be published shall be substantially in the form of the one attached hereto as Exhibit A.

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 August 3, 2026.

STATE OF MINNESOTA)
COUNTY OF ST. LOUIS) SS.
CITY OF HERMANTOWN)

I, the undersigned, being the duly qualified and acting Clerk of the City of Hermantown, St. Louis County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution 2026-90 is a true and correct copy of the Resolution as adopted by the City Council on the 3rd day of August, 2026.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City of Hermantown, the 4th day of August, 2026.

Alissa McClure, City Clerk

EXHIBIT A

ADVERTISEMENT FOR BIDS

NOTICE IS HEREBY GIVEN that the City Council of the City of Hermantown, Minnesota, will receive bids at the office of the City Clerk until **10:00 a.m. Local Time, Thursday, August 27, 2026** for the City of Hermantown – **2026 Construction of Hawkline Business Park**.

All bids shall be made on BidExpress and shall be accompanied by an electronic bid bond or certified check payable to the order of the City of Hermantown for not less than five percent (5%) of the amount bid.

Digital image copies of the Bidding Documents are available on BidExpress: City of Hermantown Project #2026-03. Bids shall be submitted via BidExpress. Active projects can be found at <https://www.bidexpress.com/solicitations/81889>, the City of Hermantown home page. The City Council reserves the right to reject all bids. All bids and the award of bid shall be subject to the Competitive Bidding Rules of the City of Hermantown.

Bids will be opened and compiled by the City Engineer, Public Works Director and the Utility and Infrastructure Director at **10:00 a.m. on Thursday, August 27, 2026** at the City Administrative Services Building, located at 5105 Maple Grove Road. Any questions regarding the project should be directed to David Bolf P.E. Hermantown City Engineer at 218.727.5995 or david@nce-duluth.com.

Authorized by the City Council.

ALISSA McCLURE, CLERK
City of Hermantown

Publication: Hermantown Star (August 6, 13, and 20, 2026.)

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SITE PROPERTY	=====	=====
SECTION	-----	-----
RIGHT OF WAY	-----	-----
EASEMENT	----	----
LOT	----	----
BENCHMARK	△	△
SURVEY MONUMENT	⊙	⊙ ⊙ ⊙ ⊙
CENTERLINE	-----	-----
PAVEMENT	=====	=====
PAVERS	=====	=====
CONCRETE	=====	=====
SIDEWALK	=====	=====
GRAVEL	=====	=====
RIP RAP	=====	=====
CURB & GUTTER	=====	=====
CURB & GUTTER	=====	N/A
STRIPING	=====	=====
ADA DOMES	=====	=====
FLAG POLE	=====	=====
MAIL BOX	=====	=====
POST	=====	=====
BOLLARD	=====	=====
PARKING METER	=====	=====
SIGN	=====	=====
CHAIN LINK FNC	=====	=====
BARB WIRE FNC	=====	=====
FNC	=====	=====
GUARD RAIL	=====	=====
VEGETATION	=====	=====
TREE	=====	=====
WETLAND	N/A	=====
BUILDING	=====	=====
WALL	=====	=====
DOORS	=====	=====
OVERHANG	=====	=====
STOOP	=====	N/A
FOOTING	=====	=====
DOWN DRAIN	=====	=====
MJR CONTOUR	500	500
MNR CONTOUR	499	499
TOP OF SLOPE	TOP	TOP
TOE OF SLOPE	TOE	TOE
DAYLIGHT FILL	F	N/A
DAYLIGHT CUT	C	N/A
FLOW LINE	=====	=====
OVERHEAD	OH	OH
UTILITY POLE	=====	=====
GUY WIRE	=====	=====
VALVE	=====	=====
UTILITY BOX	=====	=====
METER	=====	=====
CLEANOUT	=====	=====
STORM PIPE	=====	=====
STORM MH	=====	=====
CB - SQUARE	=====	=====
CB - ROUND	=====	=====
APRON	=====	=====
FORCEMAIN	FM	FM
SANITARY	=====	=====
SANITARY MH	=====	=====
WATER LINE	W	W
WATER MH	=====	=====
HYDRANT	=====	=====
WELL	=====	=====
GAS PIPE	G	G
GAS MH	=====	=====
REGULATOR	=====	=====
ELECTRICAL	E	E
ELEC MH	=====	=====
LIGHT POLE	=====	=====
TRANSFORMER	=====	=====
OUTLET	=====	=====
FIBER OPTIC	FO	FO
TELECOM	T	T
CABLE	CBL	CBL
COMM MH	=====	=====

CITY OF HERMANTOWN

DEPARTMENT OF PUBLIC WORKS AND UTILITIES

CONSTRUCTION PLANS FOR:

HAWKLINE BUSINESS PARK

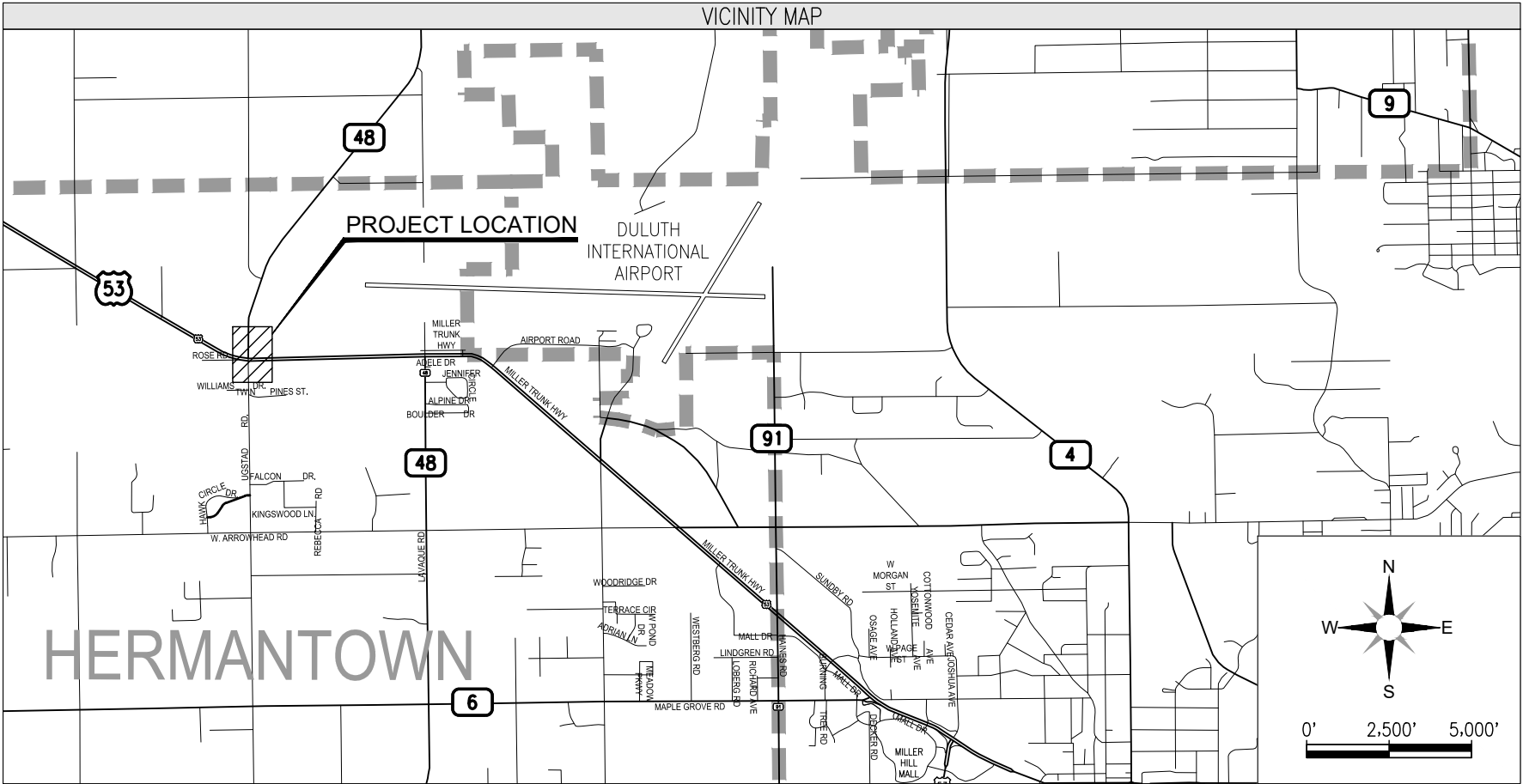
UTILITY CONSTRUCTION

HERMANTOWN, MN 55811

LOCATION: FROM UGSTAD ROAD TO HAWKLINE BUSINESS PARK
SANITARY SEWER LENGTH: 2,207.00 FEET 0.418MILES
WATER MAIN LENGTH: 1,050.00 FEET 0.199 MILES



1-800-252-1166



DEFINITIONS	
ABBREVIATION	DESCRIPTION
EG	EXISTING GRADE
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
N/A	NOT AVAILABLE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENT

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION' SHALL GOVERN. AVAILABLE AT: <http://www.dot.state.mn.us/pre-letting/spec/>

THE 2026 EDITION OF THE CITY OF HERMANTOWN STANDARD CONSTRUCTION SPECIFICATIONS AND SUPPLEMENTS OR ADDENDUMS SHALL APPLY. AVAILABLE AT: GOVERNMENTAL SERVICES BUILDING

UTILITY DETAIL LEVEL

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

WARNING:

LOCATION OF UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR. CALL BEFORE DIGGING. GOPHER STATE ONE CALL 1-800-252-1166 REQUIRED BY LAW.

BASIS OF BEARING/CONTROL

CONTROL BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996

POINT NAME:	NORTHING:	EASTING:	ELEVATION:
BENCHMARK - HYDRANT TNUT	3361190.94	4810216.43	1429.84
BENCHMARK	3361326.36	4809496.42	1422.19

SHEET INDEX

SHEET NO	DESCRIPTION
1	TITLE
2	GENERAL NOTES
3	STATEMENT OF ESTIMATED QUANTITIES
4	SCHEDULES
5-8	DETAILS
9-10	HAWKLINE LIFT STATION DETAILS
11	UGSTAD #3 LIFT STATION DETAILS
12	GENERAL LAYOUT
13-15	EXISTING CONDITIONS & REMOVALS
16-20	SANITARY MAIN PLAN AND PROFILE
21-22	WATER MAIN PLAN & PROFILE
23	EROSION CONTROL NOTES
24-26	EROSION CONTROL PLAN
27	EROSION CONTROL DETAILS

---THIS PLAN CONTAINS 27 SHEETS---

CITY APPROVAL

PRELIMINARY

NOT FOR CONSTRUCTION

APPROVED HERMANTOWN CITY ENGINEER DATE

TITLE

Sheet Title

Sheet Number

1

Northland

Consulting Engineers L.L.P.

Structural, Civil and Forensic Engineering Services

Voices: (218) 727-5995

Fax: (218) 727-1779

HAWKLINE BUSINESS PARK

UTILITY CONSTRUCTION

HERMANTOWN, MN 55811

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY

NOT FOR CONSTRUCTION

Engineer: DAVID G. BOLF

revision

Proj: 26-8001

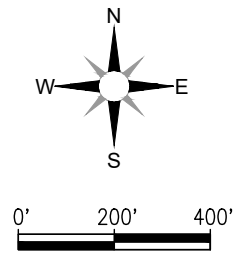
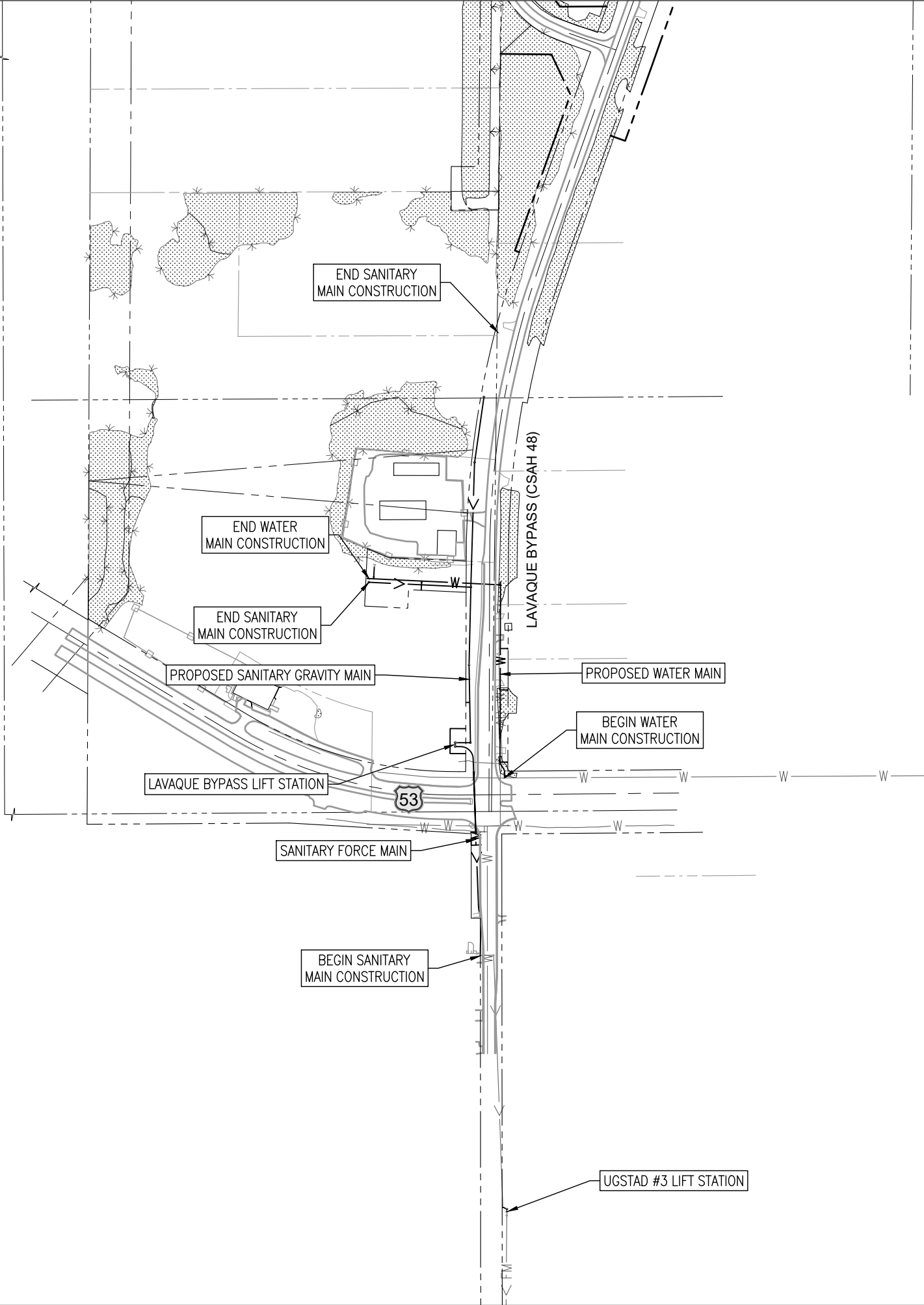
Date: 07/27/26

Drawn: DRH

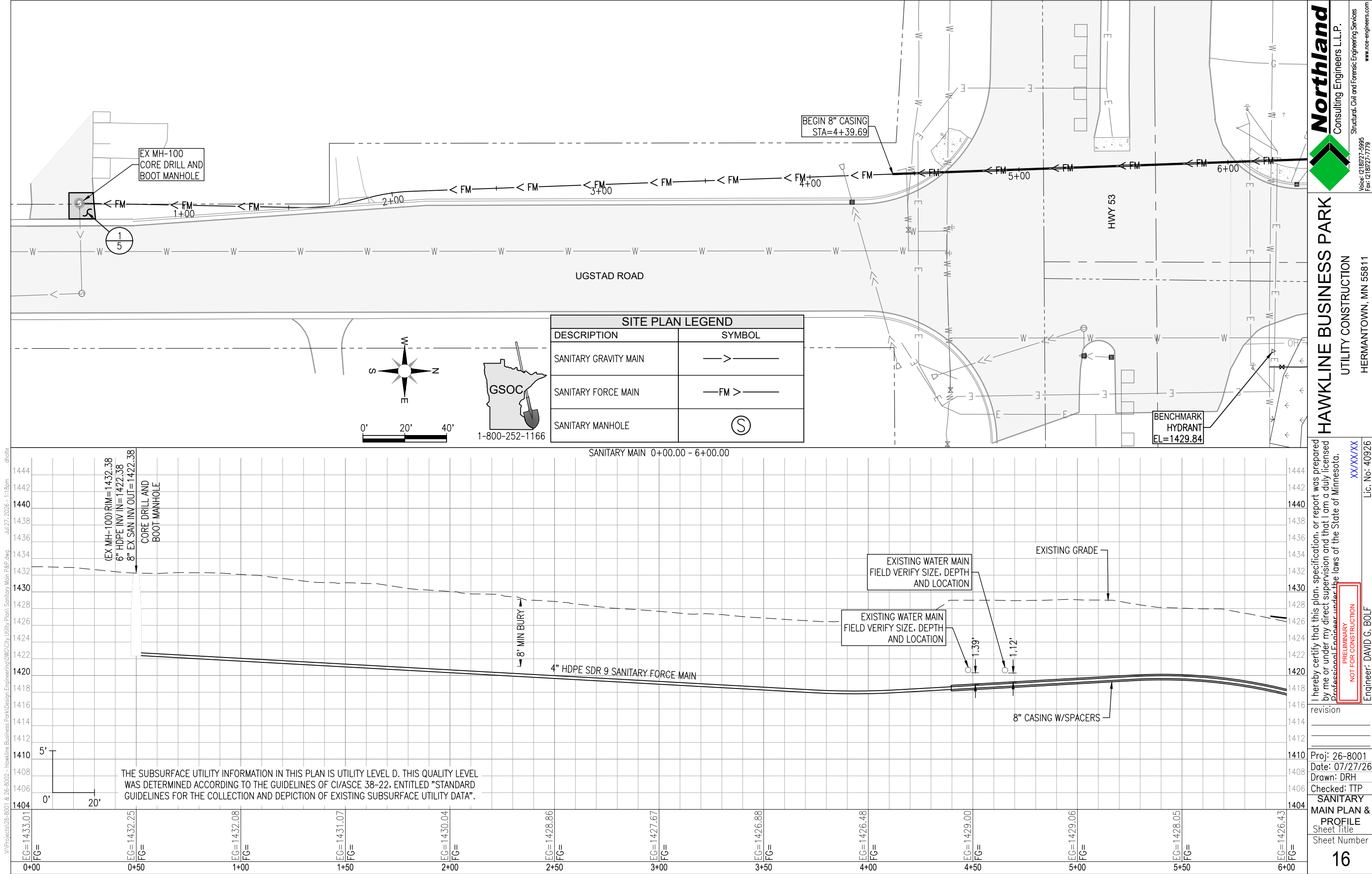
Checked: TTP

STATEMENT OF ESTIMATED QUANTITIES						
LINE ITEM NO.	NOTE NO.	SCHED.	SPEC. NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITIES
1			2021.501	MOBILIZATION	LS	1
2			2103.502	DISCONNECT WATER SERVICE	EACH	2
3		A	2104.502	REMOVE HYDRANT	EACH	2
4			2104.503	REMOVE WATER MAIN	LF	10
5		A	2104.503	ABANDON WATER MAIN	EACH	1
6			2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	24
7			2104.503	REMOVE BITUMINOUS PAVEMENT	SY	17
9	1		2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (DRIVEWAYS)	TON	1
10	1		2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1
11			2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	1
12		B	2503.503	8" PVC SDR35 PIPE SEWER (GRAVITY)	LF	1,485
13		B	2503.603	6" FORCEMAIN HDPE SDR9 PIPE SEWER	LF	722
14			2503.603	6" PVC SANITARY SERVICE PIPE (SCHEDULE 40)	LF	12
15		C	2504.602	HYDRANT ASSEMBLY	EACH	3
16		C	2504.602	6" GATE VALVE AND BOX	EACH	3
17		C	2504.602	10" GATE VALVE AND BOX	EACH	1
18			2504.602	CONNECT TO EXISTING WATER MAIN	EACH	1
19		C	2504.602	1" CURB STOP AND BOX	EACH	3
20		C	2504.602	6" CURB STOP AND BOX	EACH	1
21		C	2504.602	1" HDPE WATER SERVICE PIPE	LF	69
22		C	2504.602	6" HDPE WATER SERVICE PIPE	LF	29
23	2		2504.603	10" HDPE SDR11 WATER MAIN (DIRECTIONALLY DRILLED)	LF	1,050
24	3		2506.601	CONSTRUCT LIFT STATION	LS	1
25			2506.601	LIFT STATION UPGRADES	LS	1
26	4		2563.601	TRAFFIC CONTROL	LS	1
27			2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	3,965
28			2573.503	SILT FENCE; TYPE HI	LF	175
29			2575.504	ROLLED EROSION PREVENTION CAT 20	SY	2,295
30	5		2575.508	SEED MIXTURE 25-131	POUNDS	104

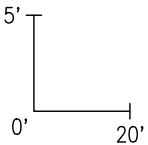
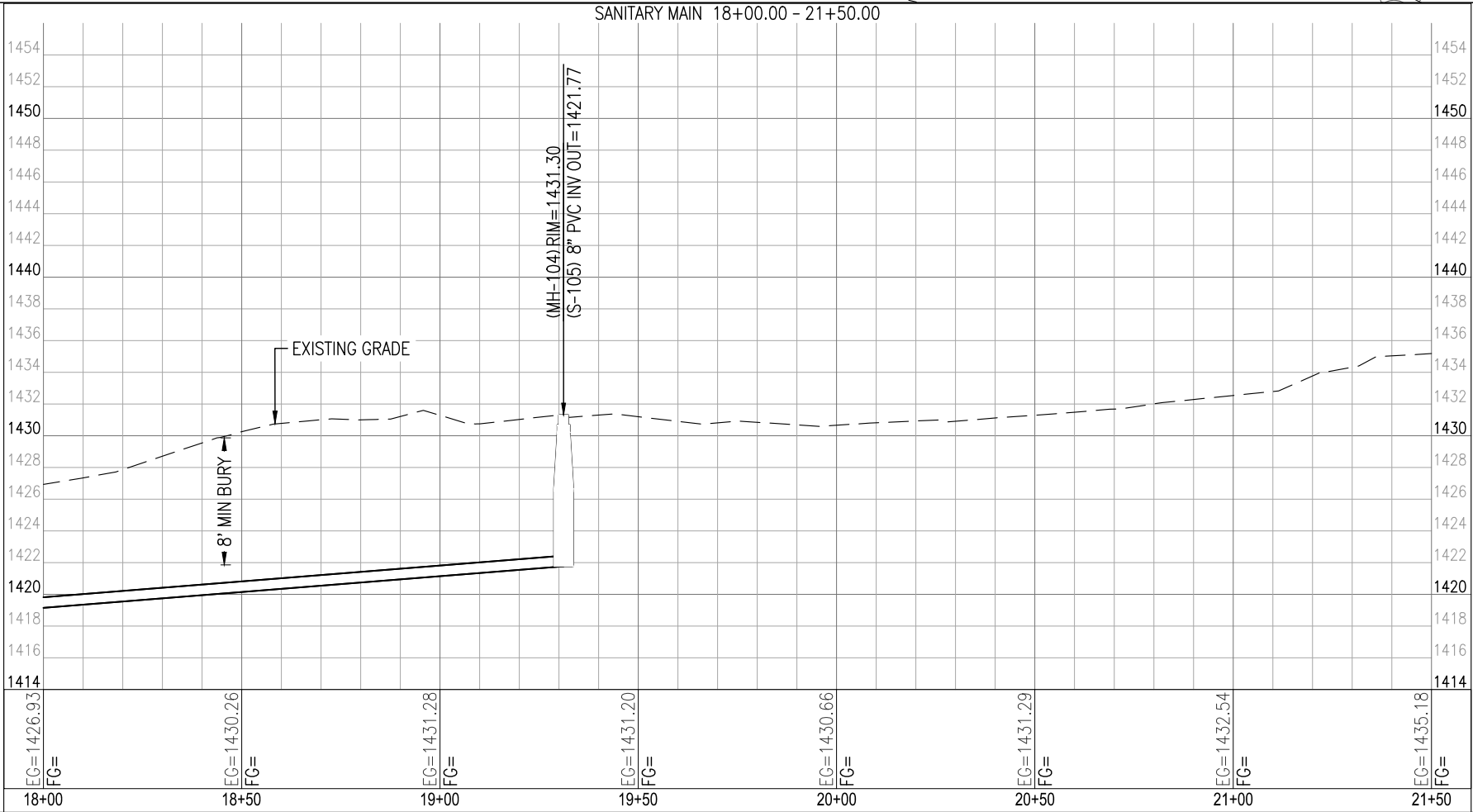
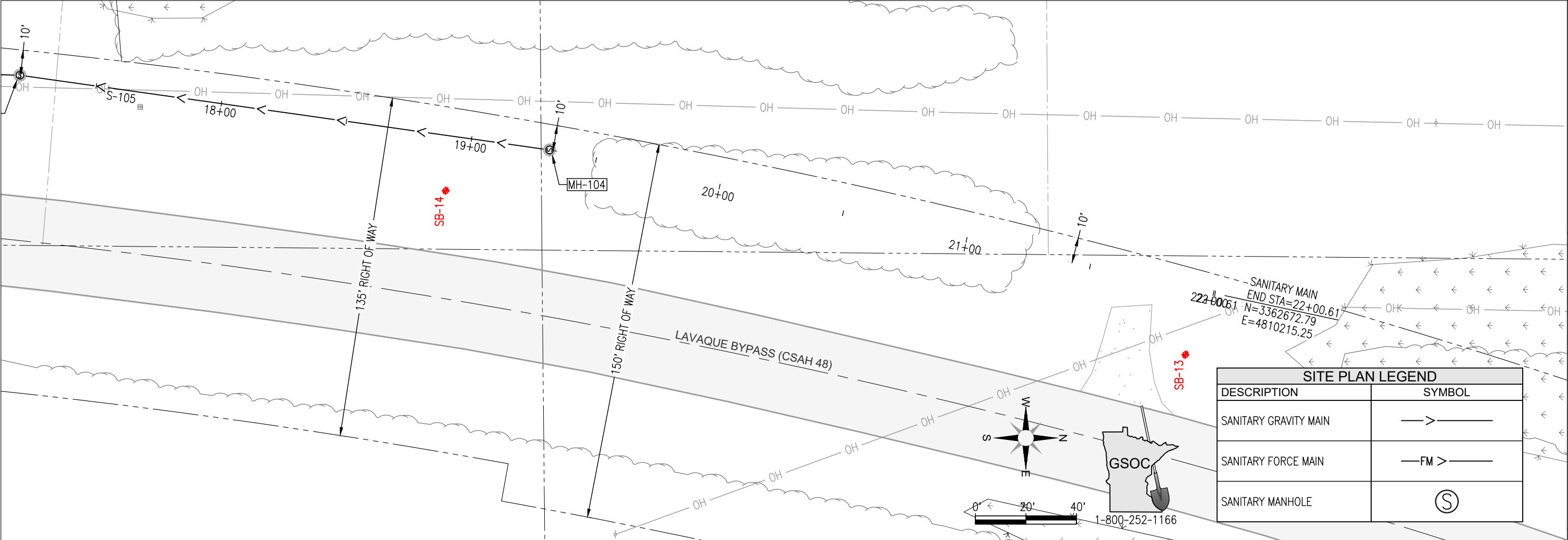
MnDOT STANDARD PLATES			
THE FOLLOWING STANDARD PLATES APPROVED BY FHWA SHALL APPLY			
3000M	REINFORCED CONCRETE PIPE		
3006H	GASKET JOINT FOR R.C.PIPE		
4005M	MANHOLE OR CATCH BASIN		
8000J	CHANNELIZERS		
KNOWN UTILITY			
COMPANY	SERVICE	TELEPHONE	CONTACT NAME
GOPHER STATE ONE CALL	LOCATORS	1-218-252-1166	
CITY OF HERMANTOWN - ENGINEERING	W. G, S, SS	218-730-5200	
WLSSD	SANITARY SEWER	218-722-3336	
CONSTRUCTION NOTES			
1	BITUMINOUS MIXTURES ARE BASED ON 115 LBS PER SQ YD PER INCH OF DEPTH		
2	ALL FITTINGS INCIDENTAL TO WATER MAIN INSTALLATION		
3	CONSTRUCTION OF LIFT STATION TO INCLUDE ACCESS ROAD AND NECESSARY TIE IN QUANTITIES (CURB AND GUTTER, WALK, BITUMINOUS PAVEMENT). ACCESS ROAD SECTION TO CONSIST OF GEOTEXTILE TYPE V FABRIC W/12" CLASS 5.		
4	ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS		
5	SEED MIXTURE APPLIED AT A RATE OF 220 LBS/ACRE. SEED TO BE APPLIED PRIOR TO EROSION CONTROL BLANKET INSTALLATION.		



Northland Consulting Engineers L.L.P. Structural, Civil and Forensic Engineering Services Voice: (218) 727-5985 Fax: (218) 727-7779 www.nce-engineers.com	
HAWKLINE BUSINESS PARK UTILITY CONSTRUCTION HERMANTOWN, MN 55811	
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota. PRELIMINARY NOT FOR CONSTRUCTION Engineer: DAVID G. BOLF Lic. No: 40926 XX/XX/XX	
revision _____ _____ _____	
Proj: 26-8001 Date: 07/27/26 Drawn: DRH Checked: TTP	
GENERAL LAYOUT Sheet Title Sheet Number	
12	



V:\Projects\26-8001 & 26-8002 - Hawkline Business Park\Design Engineering\DWG\Civil Utility Plan\Sanitary Main P&P.dwg Jul 27, 2026 - 1:15pm dholte



THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

V:\Projects\26-8001 & 26-8002 - Hawklne Business Park\Design Engineering\DWG\Civil\Utility Plan\Sanitary Main P&P.dwg Jul 27, 2026 - 1:18pm dholte

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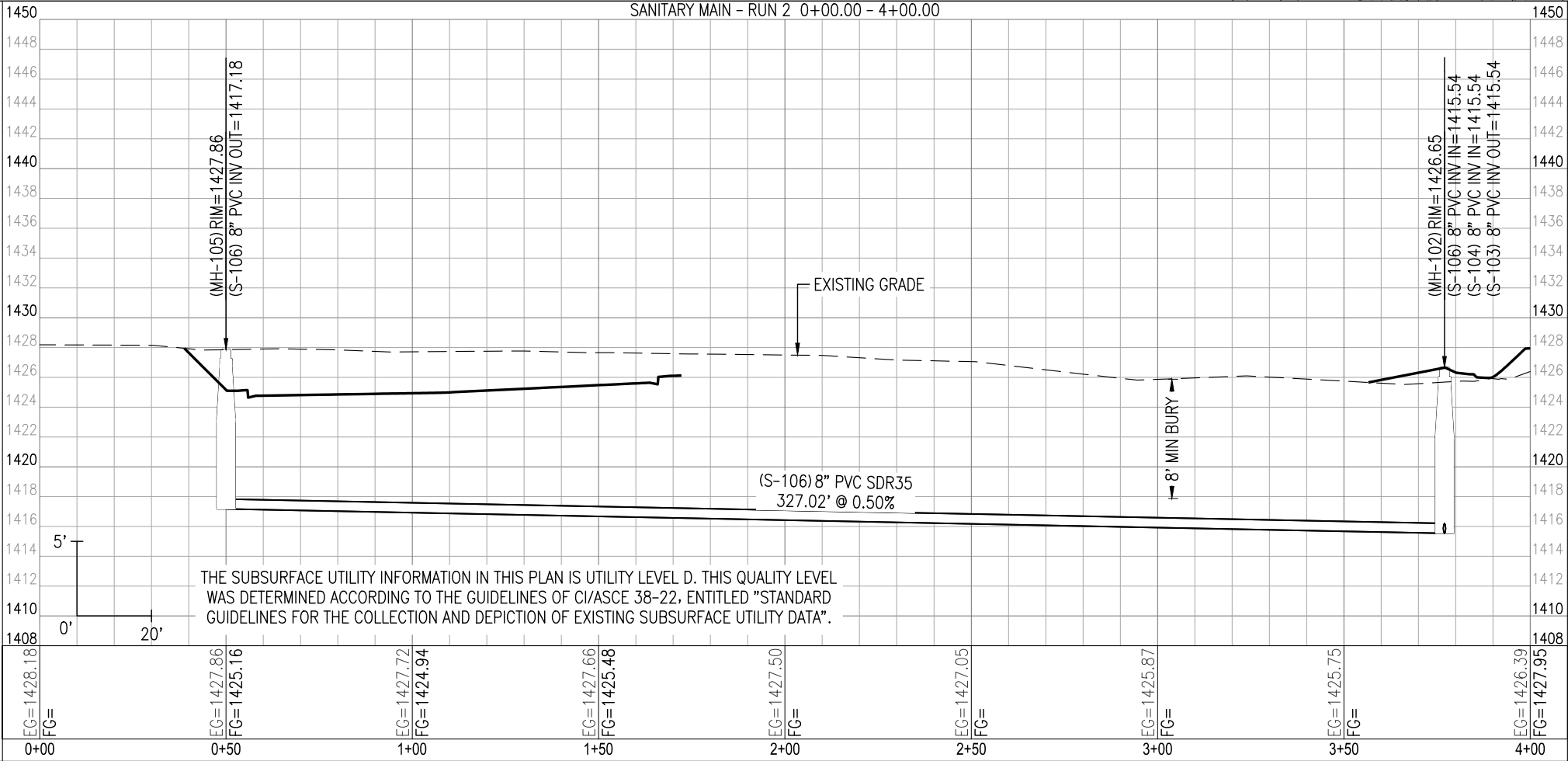
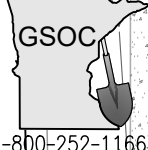
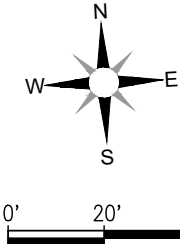
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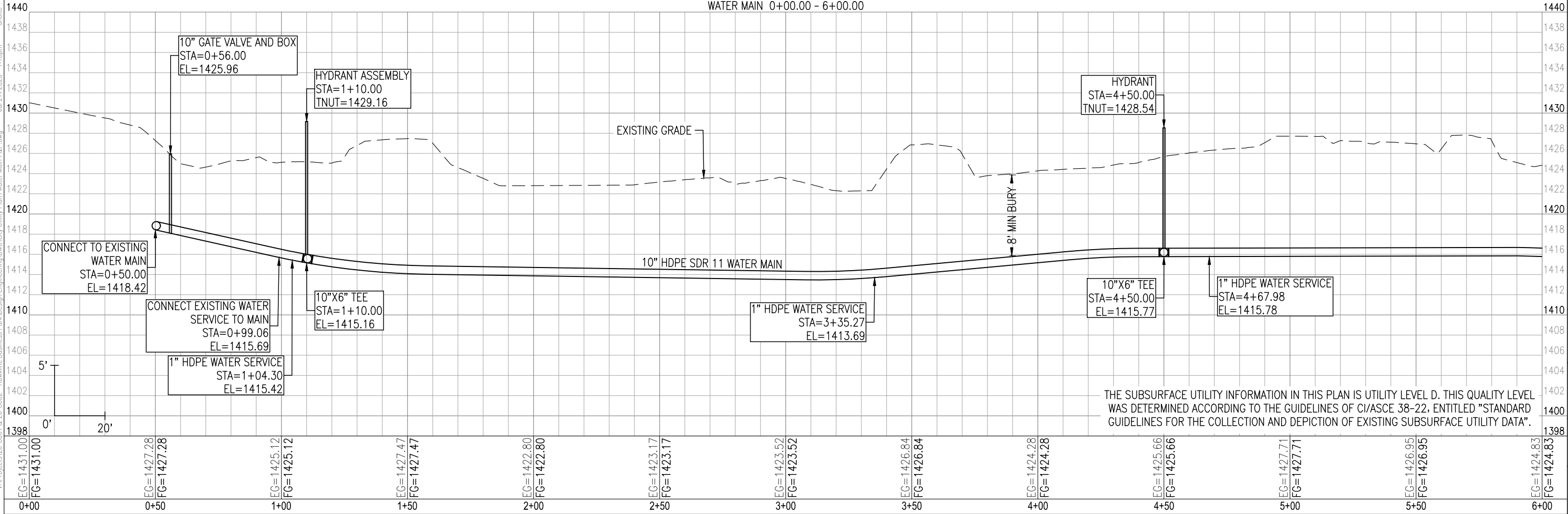
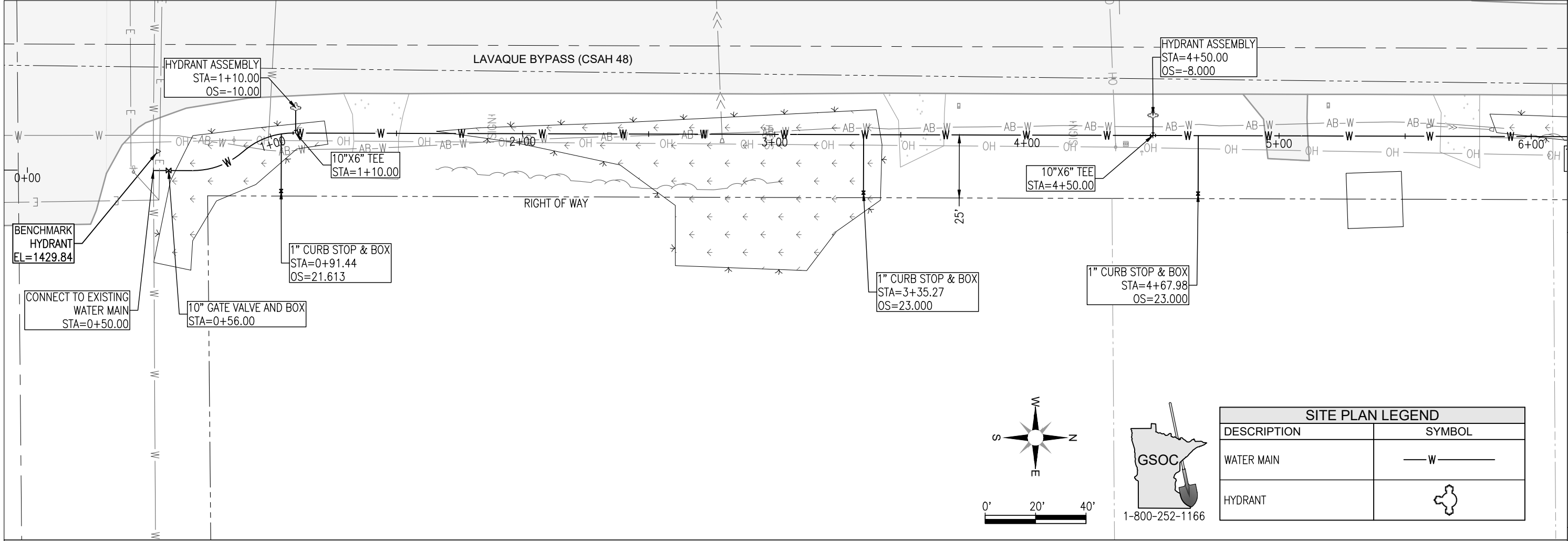
CULDESAC - SOUTH
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FUTURE CUL DE SAC
(NOT IN CONTRACT)

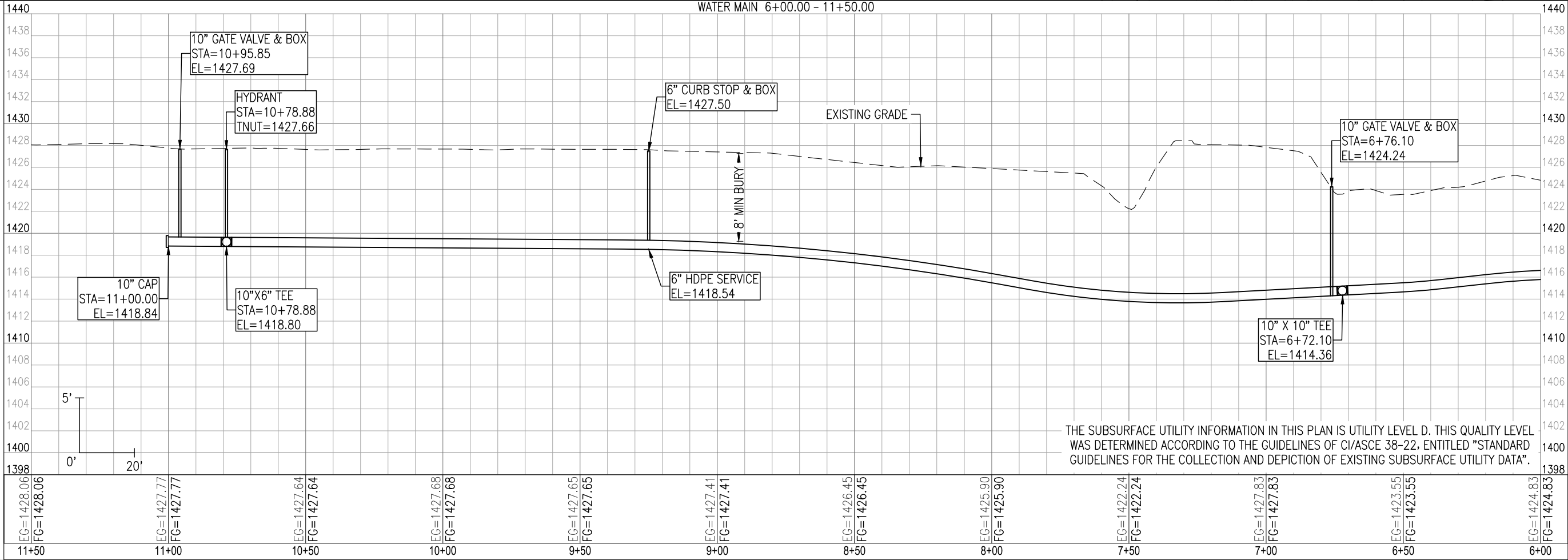
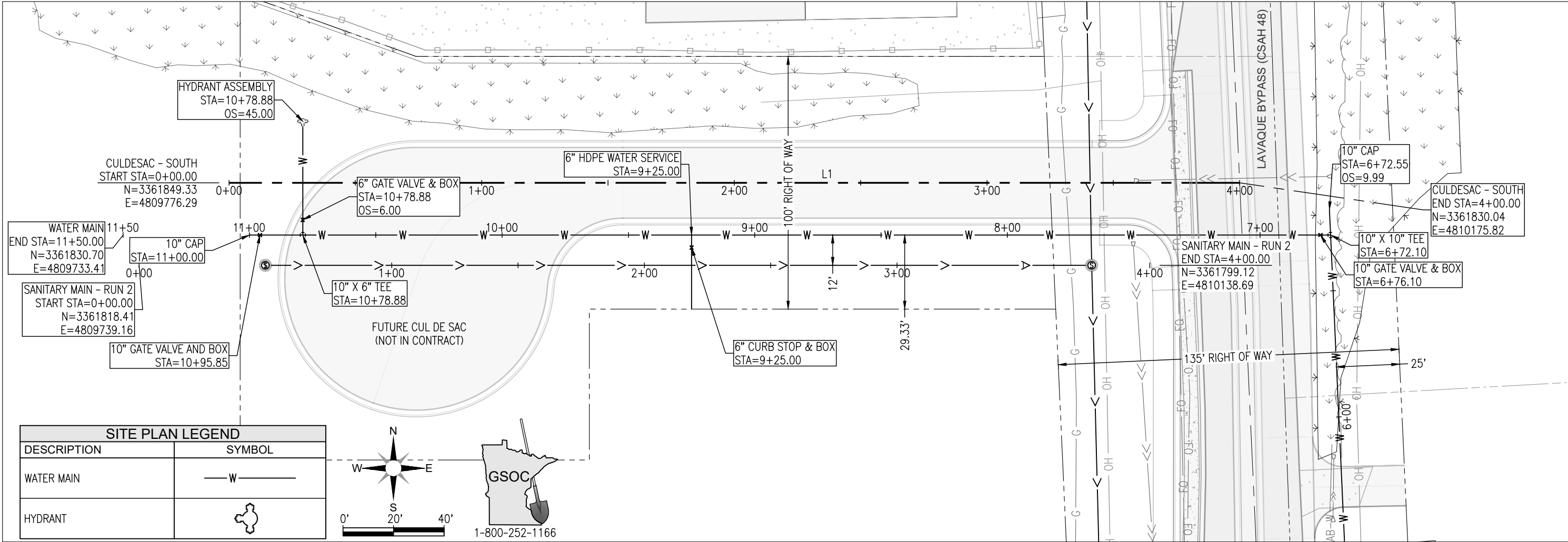
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SITE PLAN LEGEND	
DESCRIPTION	SYMBOL
SANITARY GRAVITY MAIN	—>—
SANITARY FORCE MAIN	—FM>—
SANITARY MANHOLE	Ⓢ





\\Projects\26-8001 & 26-8002 - Hawline Business Park\Design\Engineering\DWG\Civil\Utility Plan\Water Main P&P.dwg Jul 27, 2026 - 11:18pm dholte



Northland
Consulting Engineers L.L.P.

Structural, Civil and Forensic Engineering Services
Voice: (218) 727-5995
Fax: (218) 271-7779
www.nce-engineers.com

HAWKLINE BUSINESS PARK
UTILITY CONSTRUCTION
HERMANTOWN, MN 55811

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer: DAVID G. BOLF Lic. No: 40926

revision

Proj: 26-8001
Date: 07/27/26
Drawn: DRH
Checked: TTP

PLAN & PROFILE
Sheet Title
Sheet Number

22



CITY COUNCIL MEETING DATE: August 3, 2026

TO: Mayor & City Council

FROM: Trish Crego, Utility and Infrastructure Director

SUBJECT: Engineering Fees for Hawkline Utility Extension – Dewatering Proposal

☒ **RESOLUTION:** 2026-91 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve proposal for engineering services related to dewatering for the public utilities as part of the Hawkline Utility Extension at the intersection of Ugstad Road and U.S. Highway 53 Project in Section 4 of the City.

BACKGROUND

The City anticipates encountering ground water during construction of the public utilities as part of the Hawkline Business Park. Because of the history of environmental investigations of the site, it is anticipated that the groundwater may be impacted and may require specialized handling and management. The proposed services include project specification assistance, permitting support, and implementation of anticipated permit sampling requirements and other associated expenses with this type of project.

SOURCE OF FUNDS (if applicable)

475-433500-305 Project 553

ATTACHMENTS

Resolution
Proposal

Resolution No. 2026-91

**Resolution Accepting A Proposal For Engineering Services For Dewatering Related
Environmental Consulting Services With A Total Not To Exceed Contract Amount Of
\$23,475 For The Hawklane Utility Extension At The Intersection Of Ugstad Road And U.S.
Highway 53**

WHEREAS, the City of Hermantown (“City”) desires to obtain design and permitting engineering services with respect dewatering for the public utilities related to Hawklane Business Park; and

WHEREAS, Braun Intertec Corporation (“Engineer”) submitted a proposal as shown on Exhibit A to the City to provide such services and

WHEREAS the City Council believes that it is in the best interests of the City of Hermantown to accept the proposal.

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

1. The proposal from Braun Intertec Corporation for design and permitting engineering services attached hereto as Exhibit A for Hawklane Utility Extension is hereby accepted.
2. The source of payment for the consultant services will be City Fund No 475-433500-305 Project 553.

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 August 3, 2026.

STATE OF MINNESOTA)
COUNTY OF ST. LOUIS) SS.
CITY OF HERMANTOWN)

I, the undersigned, being the duly qualified and acting Clerk of the City of Hermantown, St. Louis County, Minnesota, a Minnesota municipal corporation, hereby certify that the above

and foregoing Resolution 2026-91 is a true and correct copy of the Resolution as adopted by the City Council on the 3rd day of August, 2026.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City of Hermantown, the 4th day of August, 2026.

Alissa McClure, City Clerk

June 19, 2026

Proposal 10013642_001

David Bolf

City of Hermantown5105 Maple Grove Road
Hermantown, MN 55811

Re: Proposal for Dewatering Related Environmental Consulting Services
City of Hermantown Utility Improvements
Intersection of Ugstad Road and US Highway 53
Hermantown, Minnesota

Dear Mr. Bolf:

Braun Intertec Corporation (Braun Intertec) is pleased to submit this proposal for environmental consulting services in support of the planned sanitary lift station and associated utility improvements. The proposed services include project specification assistance, permitting support, and implementation of anticipated permit sampling requirements.

On behalf of the City of Hermantown, Braun Intertec has prepared this proposal to provide for dewatering-related environmental consulting services for the project located at the intersection of Ugstad Road and U.S. Highway 53 in Hermantown, Minnesota (the Site). The proposed redevelopment includes the construction of a 4,000-square-foot building, sanitary lift station, and associated utility infrastructure.

Groundwater is anticipated to be encountered as part of the proposed improvements. Based on previous environmental investigations conducted in the vicinity of the Site, the groundwater is expected to be impacted and will require specialized handling and management.

This proposal will outline the Scope of Services and provide estimated costs for the proposed work.

Scope of Services

Task 1 – Project Specification Assistance

This task includes support services associated with preparing supplement specification language for management of impacted groundwater that will be encountered during construction of the sanitary lift station. The supplemental language will be included within plans and specifications (prepared by others) that the city of Hermantown will utilize for the solicitation of bids and for the contract to complete the work. The supplemental specifications will also include available data documenting groundwater contamination that will require dewatering and requirements for discharge to the city's sanitary sewer.

It is assumed that one meeting with project stakeholders will be conducted as part of this Task.



Task 2 –Permitting Assistance and Implementation

This task includes providing support services for obtaining permits for temporary dewatering discharges to the municipal sanitary sewer system during construction activities, as well as implementing any required permit-required sampling to demonstrate compliance. Based on our prior experience with the local municipal wastewater treatment facility, approval for discharge is expected and will be contingent upon completion of sampling events confirming that dewatering effluent meets the facility's acceptance criteria.

We assume the selected contractor will be responsible for managing, operating, and maintaining all dewatering systems and methods, including any necessary filtration, to comply with applicable sanitary sewer discharge permit requirements. Braun Intertec will perform the analytical sampling and data evaluation necessary to document compliance with permitted discharge criteria.

Services under this task will include collection of one initial proof-of-treatability ("prove-out") sample from the dewatering system for laboratory analysis to evaluate suitability relative to municipal discharge criteria. Following approval and start of discharge, Braun Intertec will conduct ongoing sampling to verify continued compliance with permit conditions.

For the purposes of this proposal, ongoing compliance monitoring is assumed to consist of monthly sampling events. For cost-estimating purposes, up to six compliance sampling events are included over the anticipated duration of dewatering activities. Analytical parameters will be limited to those required by the approved discharge permit. Based on prior permit approvals, the following analytical parameters are anticipated:

- Total Mercury using United States Environmental Protection Agency (EPA) Method 1631E
- pH using Standard Method (SM) 4500
- Total Metals (Cadmium, Chromium, Copper, Lead, Nickel, and Zinc) using EPA Method 6010
- Total Suspended Solids (TSS) using EPA Method 2540D

If the permit requires a more frequent sampling than once per month, the duration extends beyond the estimated six sampling events, and/or required analytical parameters are different than those listed above, Braun Intertec will prepare a cost estimate for those changes and present a change order for approval prior to conducting dewatering compliance samples.

Braun Intertec will collect samples, prepare chain-of-custody documentation, coordinate laboratory submittals, review analytical results, and provide data summaries suitable for submittal to the municipality, as required by the discharge permit. Additional discretionary testing beyond permit requirements is not included in this scope and would be the responsibility of the earthwork contractor.

For planning and scheduling purposes, it is assumed that laboratory turnaround time for the initial prove-out sample will be approximately 7 to 10 business days from the date of sample collection. Initial discharge is



assumed to occur only after analytical results have been received and submitted to the municipality for review and approval.

Braun Intertec will provide project management and coordination support, including correspondence by email and telephone, as needed, with the project team project stakeholders regarding the schedule and implementation.

Braun Intertec will also attend weekly construction meetings (as necessary) to communicate environmental monitoring results, coordinate upcoming activities, and provide technical input regarding any unanticipated environmental conditions encountered during construction. For the purposes of this proposal, it is assumed that up to 12 meetings will be attended.

Cost Estimate

Braun Intertec will provide the services described herein on an hourly and unit-cost basis. The estimated cost breakdown summary is listed below.

Service Description	Cost
Dewatering Related Environmental Consulting Services	
Task 1: Specification Assistance: Project Design and Specification Assistance	\$ 6,050
Task 2: Groundwater Permitting Assistance and Implementation	\$ 17,425
Estimated Total:	\$ 23,475

Braun Intertec will begin the project upon receipt of your authorization. The estimated cost of \$23,475 presented is based on the scope of services described and the assumption that the proposal will be authorized within 30 days and that the project will be completed within the proposed schedule.

This cost estimate was developed with the understanding that the scope of services defined herein will be performed during our normal business hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Services that we are asked to provide outside our normal business hours will be invoiced at 1.25 times the listed hourly rate. Services provided on Sunday or legal holidays will be invoiced at 1.5 times the listed hourly rate. You will be billed only for services provided on a time and material basis.



General Remarks

We based the proposed fee on the scope of services described and the assumption that you will authorize our services within 30 days and that others will not delay us beyond our proposed schedule.

We will provide our services under the terms of the Master Services Agreement between Braun Intertec Corporation and the City of Hermantown executed on January 1, 2022. To accept this proposal and authorize us to proceed, please sign and return it to us in its entirety.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Samantha Schmidt at 701.318.0657 or saschmidt@braunintertec.com.

Sincerely,

Braun Intertec Corporation

Samantha J. Schmidt
Supervisor, Senior Scientist

Brian J. Hoese, PE
Director, Principal Engineer

The proposal is accepted, and Braun Intertec is authorized to proceed.

Authorizer's Firm

Authorizer's Signature

Authorizer's Name (please print or type)

Authorizer's Title

Date



CITY COUNCIL MEETING DATE: August 3, 2026

TO: Mayor & City Council

FROM: Trish Crego, Utility and Infrastructure Director

SUBJECT: Pay Application #1 for 2nd Water Connection

☒ **RESOLUTION:** 2026-92 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve pay application No. 1 provided by Lakehead Constructors Inc. for work related to the 2nd Water Connection/Booster Station Project in the amount of for \$107,972.95.

BACKGROUND

Lakehead Constructors started work at the beginning of June and Pay Application #1 for the Mobilization and Materials for the worked that has been completed. S.E.H., the consulting engineer, has reviewed the pay application and it is recommended that the City approve pay application No. 1 for the Connection/Booster Station Project to Lakehead Constructors, Inc. in the amount of \$107,972.95.

SOURCE OF FUNDS (if applicable)

240-433500-305 Proj. 323

ATTACHMENTS

Resolution
Pay Application

Resolution No. 2026-92

Resolution Approving Pay Request No. 1 For Improvement District No. 323 Water System Connection And Booster Station Project To Lakehead Constructors Inc., In The Amount Of \$107,972.95

WHEREAS, the City of Hermantown has contracted with Lakehead Constructors Inc (“Contractor”) for Improvement District No. 323 Water System Connection and Booster Station (“Project”); and

WHEREAS, Lakehead Constructors Inc. has performed a portion of the agreed upon work in said Project; and

WHEREAS, Lakehead Constructors Inc has recommended such has submitted Pay Request No. 1 in the amount of \$107,972.95; and

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, Short Elliot Hendrickson, Inc. (“Consulting Engineer”) has approved such Pay Request No. 1 provided that \$5,682.79.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 pay Lakehead Constructors the sum of \$107,972.95 which is the amount represented on Pay Request 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 August 3, 2026.

STATE OF MINNESOTA)
COUNTY OF ST. LOUIS) SS.
CITY OF HERMANTOWN)

I, the undersigned, being the duly qualified and acting Clerk of the City of Hermantown, St. Louis County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution 2026-92 is a true and correct copy of the Resolution as adopted by the City Council on the 3rd day of August, 2026.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City of Hermantown, the 4th day of August, 2026.

Alissa McClure, City Clerk

Contractor's Application for Payment No.

1

Application Period: 06/01/2026 - 07/21/2026		Application Date: 7/21/2026
To (Owner): City of Hermantown Address: 4701 Anderson Rd Hermantown, MN	From (Contractor): Lakehead Constructors, Inc. Address: 3801 Winter Street, Superior, WI 54880	Via (Engineer): SEH
Project: Hermantown Water System Connection and Booster Station	Contract: Hermantown Water System Connection and Booster Station	
Owner's Contract No.: 182882	Contractor's Project No.: 8391	Engineer's Project No.: 182882

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE.....	\$	\$943,672.00
2. Net change by Change Orders.....	\$	
3. Current Contract Price (Line 1 ± 2).....	\$	\$943,672.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$	\$113,655.73
5. RETAINAGE:		
a. 5% X \$113,655.73 Work Completed.....	\$	\$5,682.79
b. 5% X Stored Material.....	\$	
c. Total Retainage (Line 5a + Line 5b).....	\$	\$5,682.79
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$	\$107,972.95
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	
8. AMOUNT DUE THIS APPLICATION.....	\$	\$107,972.95
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$	\$835,699.05

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (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 Work covered by prior Applications for Payment; (2) title of 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 interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Robert Mackereth  Date: 07/21/2026

Payment of: \$ 107,972.95
(Line 8 or other - attach explanation of the other amount)

is recommended by: Richard Parr/SEH  7/27/2026
(Engineer) (Date)

Payment of: \$ 107,972.95
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding Agency (if applicable) (Date)

Progress Estimate

Contractor's Application

Project: City of Hermantown Water System Connection and Booster Station			Application Number: 1					
Project Location: 4701 Anderson Rd. Hermantown, MN 55811			Invoice Number 1					
Application Period: 06/01/2026 - 07/21/2026			Application Date: 7/21/2026					
A		B	Work Completed		E	F		G
Item	Description	Scheduled Value	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (E) B	Balance to Finish (B - F)
			From Previous Application (C+D)	This Period				
	Mobilization							
1	LCI Mobilization	\$75,493.76		\$45,296.26		\$45,296.26	60.0%	\$30,197.50
2	Payment and Performance Bond	\$7,759.08		\$7,759.08		\$7,759.08	100.0%	
3	Insurances and Fees	\$8,909.34		\$8,909.34		\$8,909.34	100.0%	
	Water System Connection and Booster Station							
4	CIP Concrete & Concrete Flatwork	\$64,864.23		\$16,216.06		\$16,216.06	25.0%	\$48,648.17
5	Masonry	\$39,827.98						\$39,827.98
6	Electrical	\$208,141.98						\$208,141.98
7	Asphalt	\$17,914.31						\$17,914.31
8	Trusses	\$40,162.17						\$40,162.17
9	Roofing	\$65,235.34						\$65,235.34
10	Doors	\$17,980.90						\$17,980.90
11	High Performance Coatings	\$19,889.32						\$19,889.32
12	Plumbing & Mechanical	\$52,672.80						\$52,672.80
13	Earthwork & Site Piping	\$132,737.73		\$35,475.00		\$35,475.00	26.7%	\$97,262.73
14	Process Piping, Valves, & Specialties	\$192,083.06						\$192,083.06
	Totals	\$943,672.00		\$113,655.73		\$113,655.73	12.0%	\$830,016.27



CITY COUNCIL MEETING DATE: August 3, 2026

TO: Mayor & City Council

FROM: Brandon Holmes, Building Official

SUBJECT: City Hall HVAC Upgrades – Pay App No. 1

☒ **RESOLUTION:** 2026-93 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve pay application No. 1 provided by Gartner Refrigeration Co. for work related to the City Hall HVAC Upgrade Project in the amount of \$30,000.00.

BACKGROUND

The City has contracted with Gartner Refrigeration Co. to provide comprehensive HVAC upgrades and repairs throughout the building. Gartner has completed substantial work to date and submitted the attached pay app. Our managing project engineer with LHB has reviewed and approved.

SOURCE OF FUNDS (if applicable)

401-419901-520

ATTACHMENTS

Resolution
Pay App # 1

Resolution No. 2026-93

**Resolution Approving Pay Request No. 1 For The Hermantown City Hall HVAC Upgrades
To Gartner Refrigeration Co. In The Amount Of \$30,000.00**

WHEREAS, the City of Hermantown has contracted with Gartner Refrigeration Co. (“Contractor”) for the Hermantown City Hall HVAC Upgrades (“Project”); and

WHEREAS, Gartner Refrigeration Co. has performed a portion of the agreed upon work in said Project; and

WHEREAS, Gartner Refrigeration Co. has recommended such has submitted Pay Request No. 1 in the amount of \$30,000.00; and

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, LHB, Inc. has approved such Pay Request No. 1 provided that \$1,500.00 as retainage to 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 pay Gartner Refrigeration Co. the sum of \$30,000.00 which is the amount represented on Pay Request 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 August 3, 2026.

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

CITY OF HERMANTOWN)

I, the undersigned, being the duly qualified and acting Clerk of the City of Hermantown, St. Louis County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution 2026-93 is a true and correct copy of the Resolution as adopted by the City Council on the 3rd day of August, 2026.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City of Hermantown, the 4th day of August, 2026.

Alissa McClure, City Clerk

REQUEST FOR PAYMENT

From: Gartner Refrigeration Co.
2331 West Superior Street
Duluth, MN 55806

To: CITY OF HERMANTOWN
5105 MAPLE GROVE ROAD
HERMANTOWN, MN 55811

Invoice: 10009013
Draw: 26-40400001
Invoice date: 6/11/2026
Period ending date: 6/11/2026

Contract For:

Request for payment:

Original contract amount	\$305,331.00	
Approved changes	\$0.00	
Revised contract amount		\$305,331.00
Contract completed to date		\$30,000.00
Add-ons to date	\$0.00	
Taxes to date	\$0.00	
Less retainage	\$1,500.00	
Total completed less retainage		\$28,500.00
Less previous requests	\$0.00	
Current request for payment		\$28,500.00
Current billing		\$30,000.00
Current additional charges	\$0.00	
Current tax	\$0.00	
Less current retainage	\$1,500.00	
Current amount due		\$28,500.00
Remaining contract to bill	\$276,831.00	

Project: 26-404
HERMANTOWN CITY HALL UPGRADE

Contract date: 5/12/2026

Architect:

Scope: New controls and chilled water pump for building.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the CITY OF HERMANTOWN relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: Gartner Refrigeration Co.

State Of MINNESOTA

County Of ST LOUIS

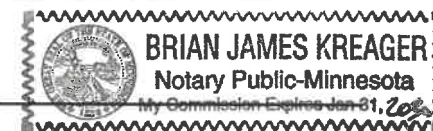
By: Rya Van Doran

Subscribed and sworn to before me this 11 day of JUNE, 2026

Date: 6-11-26

Notary Public
My commission expires:

Brian James Kreager
1/31/30



REQUEST FOR PAYMENT DETAIL

Project: 26-404 / HERMANTOWN CITY HALL UPC Invoice: 10009013 Draw: 26-40400001 Period Ending Date : 6/11/2026 Detail Page 2 of 2 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	NEW CONTROLS + CHILLED	305,331.00		30,000.00		30,000.00	9.83	275,331.00	1,500.00

LHB SUBMITTAL REVIEW



REVIEWED
(Note any Comments)



REJECTED
(Submit Specified Item)



RESUBMIT
(Make Corrections)



RETURNED
(No Review Required)

BY **RKThors**

DATE **7/14/2026**

This review is only for general conformance of the design concept and the information in the Construction Documents. Comments made do not relieve Contractor / Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions, fabrication, means, methods, sequences and procedures of construction, including coordination of the Work.

Totals	305,331.00		30,000.00		30,000.00	9.83	275,331.00	1,500.00
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CITY COUNCIL MEETING DATE: August 3, 2026

TO: Mayor & City Council

FROM: Trish Crego, Utility and Infrastructure Director

SUBJECT: Change Order #4 for Hermantown Trail Segment 4

☒ **RESOLUTION:** 2026-94 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve Change Order No. 4 provided by Veit & Co. for the work on Trail Segment 4 listed below.

Change Order #	Description(s)	Cost
4	1) Additional Clearing - \$8,840 2) Additional Grubbing - \$10,270 3) Reduction in Modular Block Retaining Wall – (\$423,912) 4) Reduction in Metal Railing – (\$180,000) 5) Reduction in PVC Pipe Drain – (\$34,000) 6) Rapid Stabilization Method Increase - \$13,800 7) Slope Excavation/Export and Wall Redesign - \$119,234.48 8) Time Extension Requested – Completion date of October 30, 2026	(\$485,767.52)
	TOTAL CONTRACT DECREASE	\$485,767.52

BACKGROUND

This change order covers (8) items of work that are a result of the City of Hermantown, NCE, and Veit collectively deciding to adjust the profile of trail in areas adjacent to the three retaining walls. Additionally, a time extension has been requested for the finish date of the project. The request is a result from schedule delays due to the following items: DNR Permit was submitted May 12, 2025 and expected to be in hand before the start of the project in October of 2025. The DNR permit was issued June 3, 2026. This delayed the installation of the box culverts that provided access to portions of the trail as the box culverts could not be installed until July 1st. The permits impacted Veit's approach on scheduling the work as the creek crossing work has to be completed within the allotted time allowed by the DNR which is 7/1 to 9/15. The DNR also required the bridge to be revised and have vertical abutments to be out of the floodplain. Thus, the manufacturer had to redo the shop drawings and restart the manufacturing process. Due to the above mentioned items we are recommending to extend the completion date to October 30th, 2026. It is also recommended that the City approve the change order decreasing the contract with Veit & Co. in the amount of \$485,767.52.



SOURCE OF FUNDS (if applicable)

412-419100-305

ATTACHMENTS

Resolution
Change Order No. 4

Resolution No. 2026-94

Resolution Approving Change Order Number 4 For The Construction Of Keene Creek Trail Segment 4 To Veit & Company Resulting In A Decrease In The Amount Of \$485,767.52

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

WHEREAS, Veit & Co. have submitted Change Order No. 4 for:

Change Order #	Description(s)	Cost
4	1) Additional Clearing - \$8,840 2) Additional Grubbing - \$10,270 3) Reduction in Modular Block Retaining Wall – (\$423,912) 4) Reduction in Metal Railing – (\$180,000) 5) Reduction in PVC Pipe Drain – (\$34,000) 6) Rapid Stabilization Method Increase - \$13,800 7) Slope Excavation/Export and Wall Redesign - \$119,234.48 8) Time Extension Requested – Completion date of October 30, 2026	(\$485,767.52)
	TOTAL CONTRACT DECREASE	\$485,767.52

WHEREAS, Veit & Co. has recommended such Change Order No. 4 for (“Project”); and

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

WHEREAS, Northland Consulting Engineers, LLP has reviewed the change order and recommends the approval of Change Order No. 4 for (“Project”).

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

1. Change Order No. 4 is hereby approved.
2. The City is hereby authorized and directed to accept the contract decrease in the sum of \$485,767.52 and the change in completion date which is represented on Change Order No. 4.

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 August 3, 2026.

STATE OF MINNESOTA)
COUNTY OF ST. LOUIS) SS.
CITY OF HERMANTOWN)

I, the undersigned, being the duly qualified and acting Clerk of the City of Hermantown, St. Louis County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution 2026-94 is a true and correct copy of the Resolution as adopted by the City Council on the 3rd day of August, 2026.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City of Hermantown, the 4th day of August, 2026.

Alissa McClure, City Clerk

Date of Issuance: 7/28/26	Effective Date:
Owner: City of Hermantown	Owner's Contract No.: 23-8004
Contractor: Veit and Company	Contractor's Project No.:
Engineer: Northland Consulting Engineers	Engineer's Project No.: 23-8004
Project: Keene Creek Trail	SID:

The Contract is modified as follows upon execution of this Change Order:

Description:

1. This change order covers (8) items of work that are a result of the City of Hermantown, NCE, and Veit collectively deciding to adjust the profile of trail in areas adjacent to the three retaining wall. This adjustment in grade resulted in the collective changes.

Line Item 3 CLEARING increase from 2.86 AC to 4.16 AC.
Additional Cost to Owner = 1.30\$6,800=\$8,840*

Line item 4 GRUBBING increase from 6.38 AC to 7.68 AC.
Additional Cost to Owner = 1.30\$7,900=\$10,270*

Line Item 21 MODULAR BLOCK RETAINING WALL decrease from 8,800 SF to 2,566 SF.
Savings Cost to Owner = 6,234\$68=(\$423,912)*

Line item 45 METAL RAILING decrease from 600 to 0 LF.
Savings Cost to Owner = 600\$300=(\$180,000)*

Line item 34 4" PERF PVC PIPE DRAIN decrease from 3,900 to 1,900 LF.
Savings Cost to Owner = 2,000\$17=(\$34,000)*

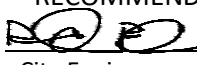
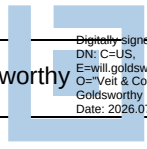
Line item 55 RAPID STABILIZATION METHOD increase from 7,750 SY to 13,750 SY.
Additional Cost to Owner = 6,000\$2.30=\$13,800*

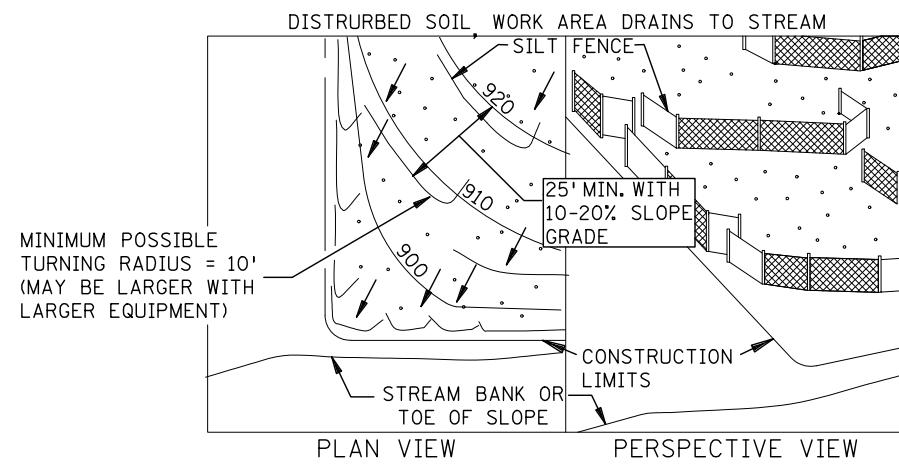
Line item 62 Change Order No. 4
Slope Excavation and Export cost for 5,031 CY. *Additional Cost to Owner = 5,031*\$22=\$110,682*
Wall Redesign Cost and unit price adjustment. *Additional Cost to Owner = \$8,552.48*
Total Cost = \$119,234.48

2. A time extension has been requested for the finish date of the project. The request is a result from schedule delays due to the following items: DNR Permit was submitted May 12, 2025 and expected to be in hand before the start of the project in October of 2025. **The DNR permit was issued June 3, 2026.** This delayed the installation of the box culverts that provided access to portions of the trail as the box culverts could not be installed until July 1st. The permits impacted Veits approach on scheduling the work as the creek crossing work has to be completed within the allotted time allowed by the DNR which is 7/1 to 9/15. The DNR also required the bridge to be revised and have vertical abutments to be out of the floodplain. Thus the manufacturer had to redo the shop drawings and restart the manufacturing process. Due to the above mentioned items I am recommending to extend the completion date to October 30th, 2026.

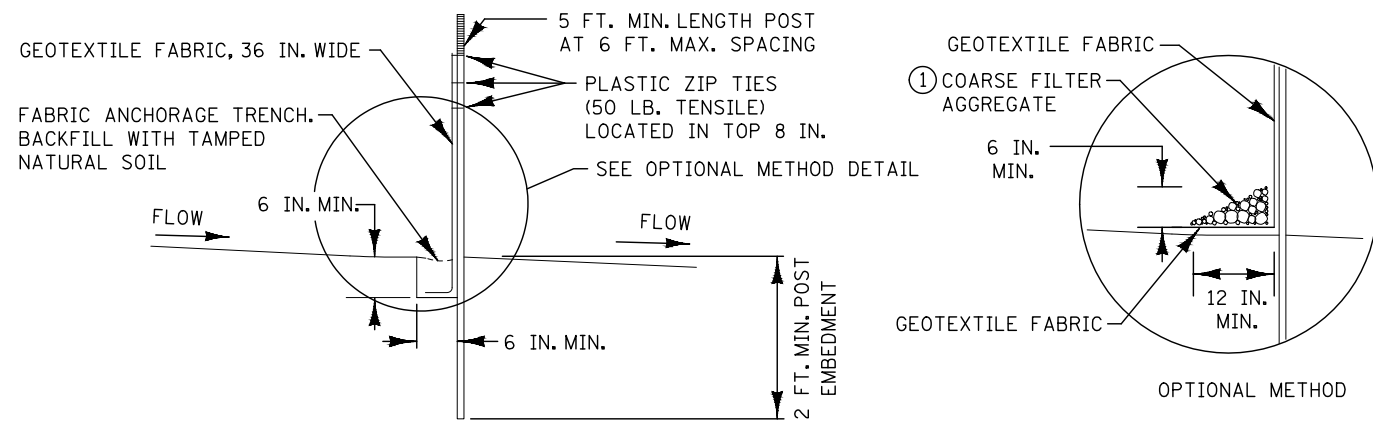
Total Savings = \$485,767.52

<u>CHANGE IN CONTRACT PRICE</u>	<u>CHANGE IN CONTRACT TIMES</u>
Original Contract Price: \$ 2,937,855.30	8/1/26
Increase from previously approved Change Orders: \$ 49,350.29	
Contract Price prior to this Change Order: \$ 2,987,205.59	8/1/26
Decrease of this Change Order: \$ 485,767.52	10/30/26
Current Contract Price incorporating this Change Order: \$ 2,501,438.07	

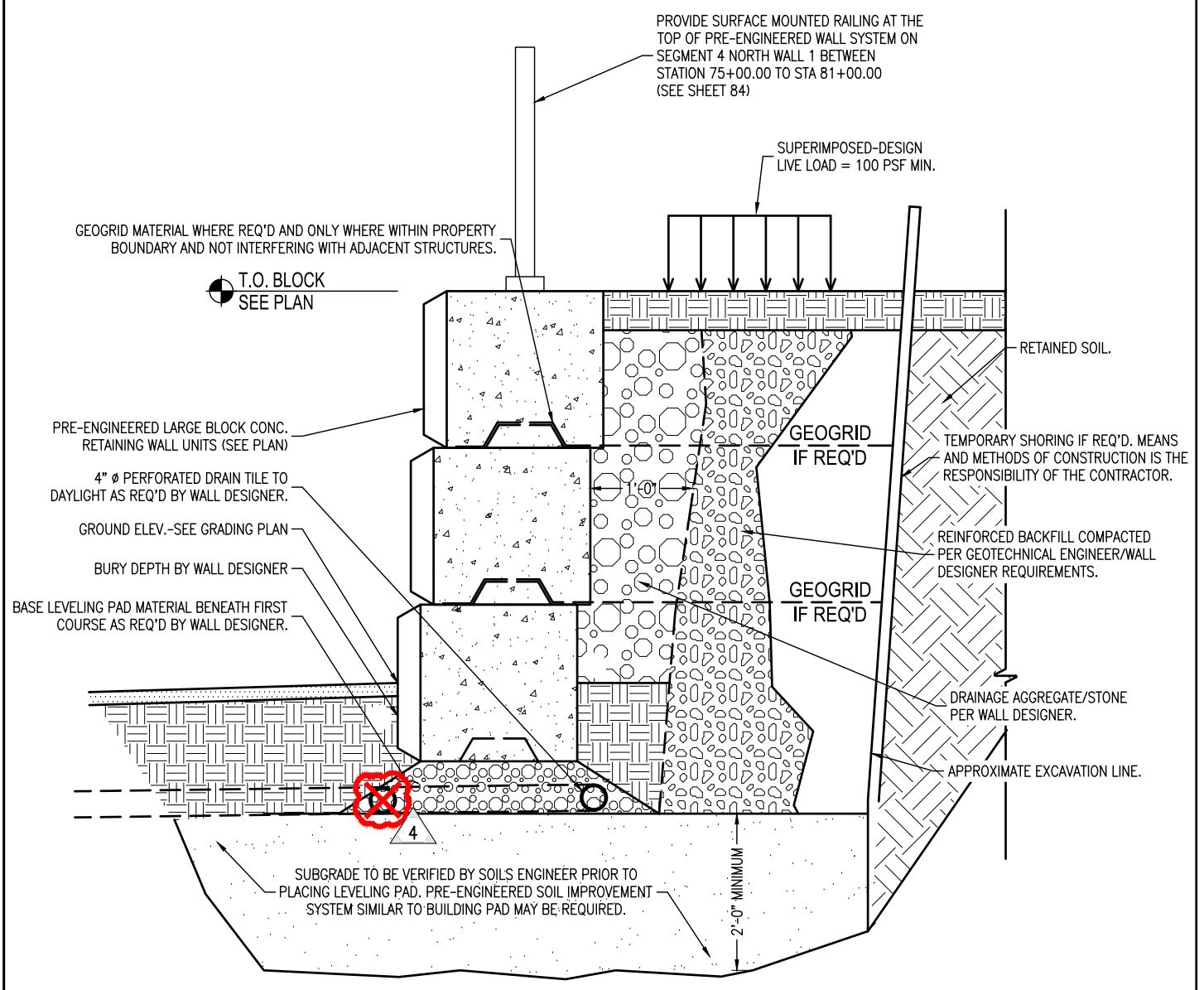
RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: 	By: _____	By: _____			
Title: City Engineer	Title: Owner	Title: Contractor	Digitally signed by Will Goldsworthy DN: C=US, E=will.goldsworthy@veitusa.com, O="Veit & Company, Inc.", CN=Will Goldsworthy Date: 2026.07.28 16:01:15-05'00'		
Date: 7/28/26	Date: _____	Date: _____	Date: _____		



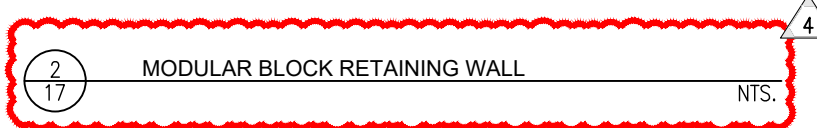
J-HOOK INSTALLATION

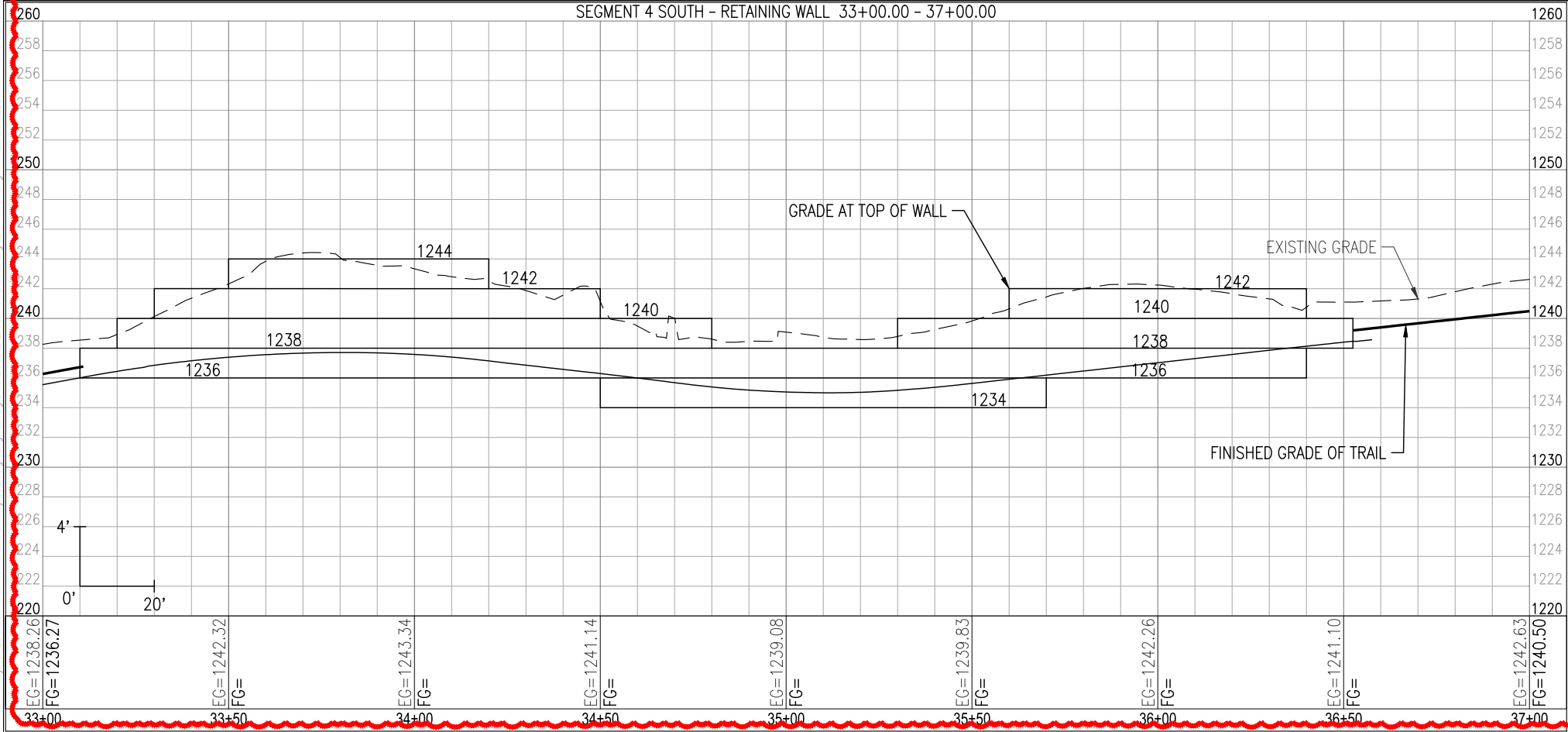
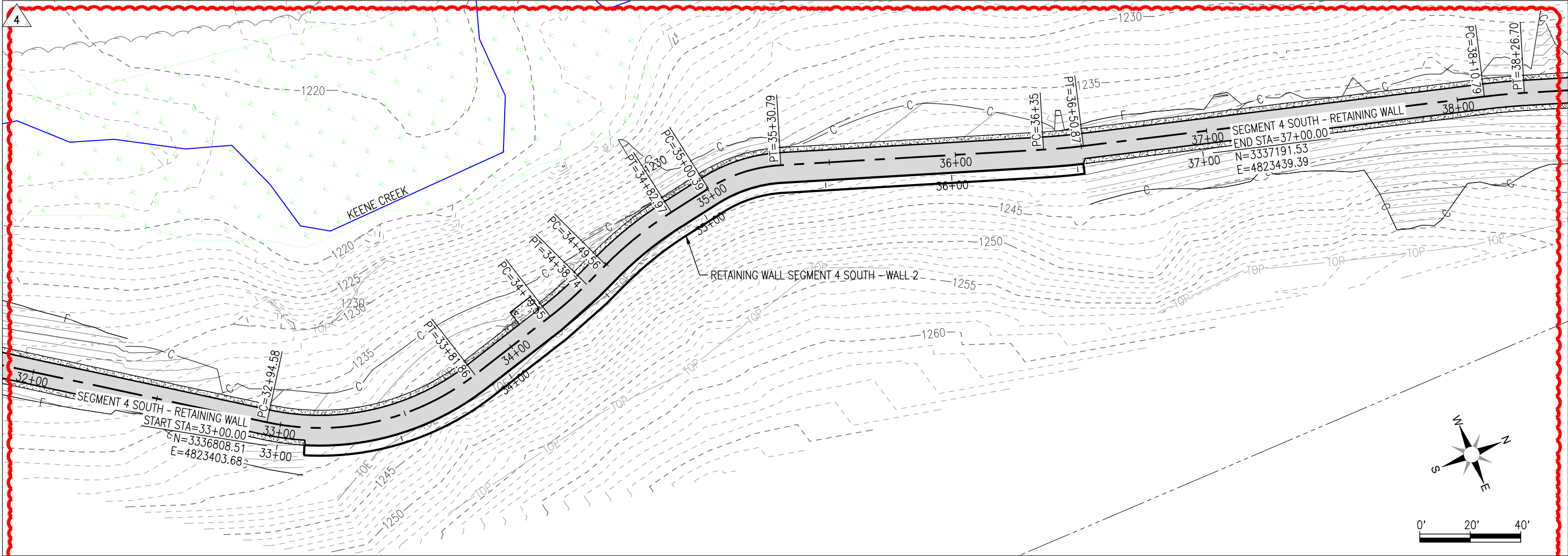


- NOTES:
- SEE MNDOT SPECS. 2573, 3149 & 3886.
- ① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
- ② TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE.



EXTRA RUN OF DRAIN TILE REMOVED PER DIRECTION OF WALL DESIGNER.





Proposal



1500 Olympic Street
Braham, MN 55006
(651)368-3168
www.precisionhardscapesmnm.com

To : Veit and Company	Estimating
Project Name: Keene creek Project Location : Hermantown, MN	Bid Number : 25-101 Bid Date : 8/26/2025 Open As Of : 8/26/2025

Big block retaining walls

Provide and install Roughly 8256 sf of Recon Limestone face retaining wall system (3 wall)

\$458,000.00 (\$55.47/sf)

Wall staining one color and anti graffiti coating 8256 sf \$28,896.00 \$3.50 / sf

Proposal



1500 Olympic Street
Braham, MN 55006
(651)368-3168
www.precisionhardscapesmnm.com

To : Veit and Company	Estimating
Project Name: Keene creek Project Location : Hermantown, MN	Bid Number : 26-090 Bid Date : 7/28/2026 Open As Of : 7/28/2026

Big block retaining walls

Provide and install Roughly 2566 sf of Recon Limestone face retaining wall system (2 wall)

\$147,545.00 (\$57.50/sf)

Wall staining one color and anti graffiti coating 2566 sf \$8,981.00 \$3.50 / sf

Retaining wall Redesign Fee \$2566.00 \$1.00/sf

Description	Value
Precision Base bid UP	\$ 58.97
Precision CO 4 UP	\$ 61.00
Delta	\$ 2.03
NCE Estimated Wall Qty (VSF)	2566
ADD for Revised UP	\$ 5,208.98
Precision Redesign Fee	\$ 2,566.00
Precision CO 4 Total	\$ 7,774.98
10% prime markup	\$ 777.50
CO 4 TOTAL Increase	\$ 8,552.48



CITY COUNCIL MEETING DATE: August 3, 2026

TO: Mayor & City Council

FROM: Trish Crego, Utility and Infrastructure Director

SUBJECT: Change Order #5 for Hermantown Trail Segment 4

☒ **RESOLUTION:** 2026-95 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve Change Order No. 5 provided by Veit & Co. for the work on Trail Segment 4 listed below.

Change Order #	Description(s)	Cost
5	1) Additional Pipe Culverts - \$4,756 2) Additional Pipe Apron - \$6,224 3) Modified Box Culvert Substrate - \$4,948	\$15,928.00
	TOTAL CONTRACT INCREASE	\$15,928.00

BACKGROUND

This change order covers three items of work that include the placement of additional culverts along the Keene Creek Trails to provide improved drainage and stormwater routing. It is recommended that the City approve the change order increasing the contract with Veit & Co. in the amount of \$15,928.00.

SOURCE OF FUNDS (if applicable)

412-419100-305

ATTACHMENTS

Resolution
Change Order No. 5

Resolution No. 2026-95

Resolution Approving Change Order Number 5 For The Construction Of Keene Creek Trail Segment 4 To Veit & Company In The Amount Of \$15,928

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

WHEREAS, Veit & Co. have submitted Change Order No. 5 for:

Change Order #	Description(s)	Cost
5	1) Additional Pipe Culverts - \$4,756 2) Additional Pipe Apron - \$6,224 3) Modified Box Culvert Substrate - \$4,948	\$15,928.00
	TOTAL CONTRACT INCREASE	\$15,928.00

WHEREAS, Veit & Co. has recommended such Change Order No. 5 for (“Project”); and

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

WHEREAS, Northland Consulting Engineers, LLP has reviewed the change order and recommends the approval of Change Order No. 5 for (“Project”).

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

1. Change Order No. 5 is hereby approved.
2. The City is hereby authorized and directed to accept the contract increase in the sum of \$15,928 which is represented on Change Order No. 5.

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 August 3, 2026.

STATE OF MINNESOTA)
COUNTY OF ST. LOUIS) SS.
CITY OF HERMANTOWN)

I, the undersigned, being the duly qualified and acting Clerk of the City of Hermantown, St. Louis County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution 2026-95 is a true and correct copy of the Resolution as adopted by the City Council on the 3rd day of August, 2026.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City of Hermantown, the 4th day of August, 2026.

Alissa McClure, City Clerk

Date of Issuance: 7/28/26

Effective Date:

Owner: City of Hermantown

Owner's Contract No.: 23-8004

Contractor: Veit and Company

Contractor's Project No.:

Engineer: Northland Consulting Engineers

Engineer's Project No.: 23-8004

Project: Keene Creek Trail

SID:

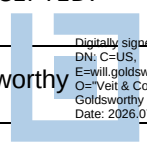
The Contract is modified as follows upon execution of this Change Order:

Description: This change order covers (2) items of work that include the placement of additional culverts along the Keene Creek Trails to provide improved drainage and stormwater routing.

1. The city engineer directed the contractor to install a 4 more 15" CP PIPE CULVERTS along the trail system. This quantity increase is shown in line item 26, from 351 to 433 LF.
Additional Cost to Owner = 82\$58=\$4,756*
2. The city engineer directed the contractor to install a 8 more 15" GS PIPE APRON along the trail system. This quantity increase is shown in line item 27, from 20 to 28 EACH.
Additional Cost to Owner = 8\$778=\$6,224*
3. The DNR required an alternate substrate in place of what was bid. The contractor installed the modified box culvert substrate. This quantity is shown in line item 63 Change Order No. 5.
Additional Cost to Owner = \$4,948.00

Total = \$15,928.00

<u>CHANGE IN CONTRACT PRICE</u>	<u>CHANGE IN CONTRACT TIMES</u>
Original Contract Price: \$ 2,937,855.30	
Increase from previously approved Change Orders: \$ (436,417.23)	10/30/26
Contract Price prior to this Change Order: \$ 2,501,438.07	
Increase of this Change Order: \$ 15,928.00	
Contract Price incorporating this Change Order: \$ 2,517,366.07	10/30/26

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: 	By: _____	By: _____	By: 	By: _____	By: _____
Title: City Engineer	Title: Owner	Title: Contractor	Title: Will Goldsworthy	Title: _____	Title: _____
Date: 7/28/26	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____

Digitally signed by Will Goldsworthy
DN: C=US,
E=will.goldsworthy@veitusa.com,
O="Veit & Company, Inc.", CN=Will
Goldsworthy
Date: 2026.07.28 15:53:11-05'00'



CHANGE ORDER REQUEST

250312.00. : Hermantown Keene Creek Trail

PCO#: 9 - Box Culvert Stream Substrate

Date: 07/10/2026

To: Trygve Lodin

Northland Consulting Engineers, LLP.
102 S 21st Avenue W
Duluth, MN 55806
218-623-7517 (O)
trygve@nce-duluth.com

From: Will Goldsworthy

Veit & Company, Inc.
14000 Veit Place
Rogers, MN 55374
218-626-4866 (O)
will.goldsworthy@veitusa.com

Below is the detail for our proposal to complete the following changes in contract work:

- **Proposed Scope of Work:** The base bid detail for the box culverts called for native stream bed material to be used for stream substrate in the box culverts. The detail was changed to included 25% riprap CL2, 25% riprap CL3, and 50% native stream substrate. Also added were 36ea 18-30" velocity boulders. This PCO is for the costs to purchase, import, and place the boulders and riprap.

<i>PCO Item</i>	<i>Change in Days</i>	<i>Quantity</i>	<i>UM</i>	<i>Unit Price</i>	<i>Amount</i>
1 : Box Culvert Stream Substrate	0	1	LS	\$4,948.00	\$4,948.00

Submitted By:

Will Goldsworthy

Approved By:

Trygve Lodin

Date



Specialty Contracting & Waste Management

14000 Veit Place
Rogers, MN 55374
763-428-2242 Voice
763-428-8348 Fax

EXTRA WORK AUTHORIZATION

3

Owner/Contractor	City of Hermantown	Date:	7/10/26 Estimate Date
Client Rep:	Trygve Lodin	Project Location	3654 Okerstrom Rd, Hermantown, MN 55811
Client Onsite Rep:	Trygve Lodin	Veit Project Manager	Will Goldsworthy
Client PO/WO Number		Veit Job Number	250312

Equipment/Operator

Equip #	Description	Hours	Unit cost	Amount
	Excavator 336 (30-40 ton)	3	\$ 178.00	\$ 534.00
	CTL 239 (1501- 2000lb)	3	\$ 77.00	\$ 231.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Equipment Cost				\$ 765.00

Labor

Quantity	Description	Hours	Unit Cost	Amount
2	Operator	3	\$ 135.00	\$ 810.00
1	Laborer	3	\$ 123.00	\$ 369.00
			\$ -	\$ -
			\$ -	\$ -
Total Labor Cost				\$ 1,179.00

Material/Other

P.O. / Invoice #	Vendor	Quantity	Unit Cost	Amount
	Sather's Riprap (LD)	4	\$ 561.00	\$ 2,244.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Material Cost				\$ 2,244.00

Trucking

Broker	Truck Type	Labor/Trucking	Hours	Loads	Unit Cost	Amount
	Quad/Quint	Haul	4	4	\$ 190.00	\$ 760.00
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
Total Trucking Cost						\$ 760.00

Description of work

The base bid detail for the box culverts called for native stream bed material to be used for stream substrate in the box culverts. The detail was changed to included 25% riprap CL2, 25% riprap CL3, and 50% native stream substrate. Also added were 36ea 18-30" velocity boulders. This PCO is for the costs to purchase, import, and place the boulders and riprap.

Work Authorized and approved by: (Please Print)	Cost Summary
	Equipment \$ 765.00
Client Representative	Labor \$ 1,179.00
	Material/Other \$ 2,244.00
Client Phone Number	Labor/Trucking \$ 760.00
Veit Representative	Total Daily Cost \$ 4,948.00

SUBSTRATE SPECIFICATION - STREAMBED MATERIAL PLACEMENT

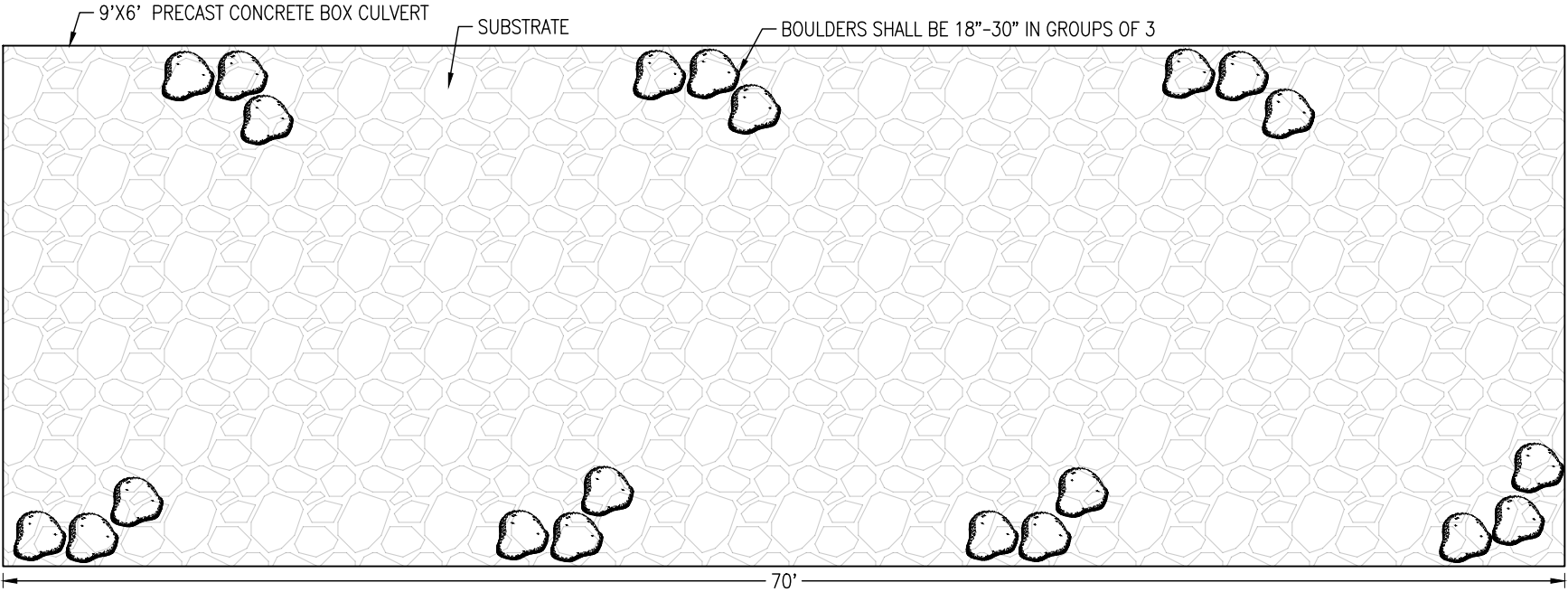
PROJECT NAME: KEENE CREEK TRAILS
WATERBODY NAME: KEENE CREEK
PROJECT LOCATION: HERMANTOWN, ST. LOUIS COUNTY
PERMIT APPLICANT: CITY OF HERMANTOWN

1. DESCRIPTION
THIS SECTION INCLUDES FURNISHING, SORTING, PLACING, AND COMPACTING SUBSTRATE MATERIALS WITHIN A NEWLY INSTALLED BOX CULVERT AND ADJACENT STREAM CHANNEL TO SIMULATE A NATURAL STREAMBED. THE WORK INCLUDES RIFFLE CONSTRUCTION USING A COMBINATION OF HARVESTED IN-STREAM MATERIALS, SELECT RIPRAP, AND HABITAT BOULDERS. THE FINISHED SUBSTRATE SHALL REPLICATE THE HYDRAULIC AND ECOLOGICAL FUNCTION OF THE EXISTING STREAMBED.

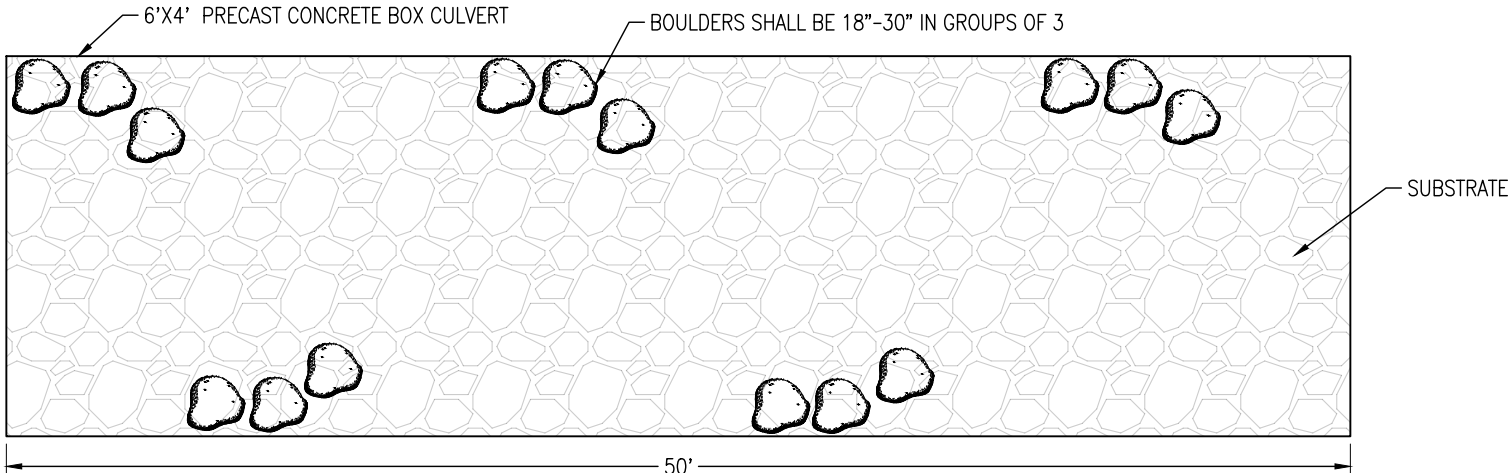
2. MATERIALS
- 2.1 SOURCE AND HARVESTING
- GRAVEL AND COBBLE SUBSTRATE SHALL BE PREFERENTIALLY HARVESTED FROM THE ARMOR LAYER OF THE EXISTING CHANNEL AND AMENDED OR SORTED AS NEEDED TO MATCH THE REQUIREMENTS OF THE RIFFLE OR GLIDE FEATURE.
- 2.2 SELECT RIFFLE MATERIAL
- SELECT RIFFLE MATERIAL SHALL MEET THE FOLLOWING GRADATION BY VOLUME:
 - 25%: CLASS III RIPRAP
 - 25%: CLASS II RIPRAP
 - 50%: IN-PLACE STREAMBED MATERIAL HARVESTED FROM THE SITE WITH A D_{50} OF 35 MM
 - MATERIAL SHALL BE CLEAN, DURABLE, AND FREE OF ORGANIC MATTER OR DEBRIS.
- 2.3 RIFFLE BANK MATERIAL
- RIFFLE BANK MATERIAL SHALL CONSIST OF 100% CLASS III RIPRAP.
- 2.4 HABITAT BOULDERS
- BOULDERS SHALL BE 18-30 INCHES IN DIAMETER.
 - BOULDER GROUPS OF THREE (3) MAY BE USED TO CREATE DOWNSTREAM SCOUR AND FLOW VARIABILITY.
 - NO MORE THAN 1/3 OF THE BOULDER HEIGHT SHALL PROTRUDE ABOVE THE STREAMBED SURFACE ONCE PLACED.

3. CONSTRUCTION REQUIREMENTS
- 3.1 PLACEMENT OF RIFFLE MATERIAL
- SELECT RIFFLE MATERIAL SHALL BE PLACED IN ACCORDANCE WITH CONSTRUCTION PLAN.
 - IN CROSS-SECTION, THE MATERIAL SHALL BE SHAPED SO THAT THE LOWEST ELEVATION OCCURS IN THE CENTER OF THE CHANNEL, PER DESIGN DETAIL.
 - MATERIAL SHALL BE PLACED IN LIFTS AND LIGHTLY COMPACTED TO MINIMIZE FUTURE SETTLEMENT WHILE PRESERVING NATURAL INTERLOCKING STRUCTURE.
- 3.2 BOULDER PLACEMENT
- HABITAT BOULDERS SHALL BE EMBEDDED IN THE RIFFLE SUBSTRATE SUCH THAT NO MORE THAN ONE-THIRD (1/3) OF THEIR DIAMETER PROTRUDES ABOVE THE STREAMBED.
 - BOULDER CLUSTERS (GROUPS OF 3) MAY BE USED STRATEGICALLY TO MIMIC NATURAL FEATURES AND INDUCE LOCALIZED SCOUR.
- 3.3 COMPACTION
- SELECT RIFFLE MATERIAL SHALL BE COMPACTED USING TRACK EQUIPMENT TO MINIMIZE SETTLEMENT, ENSURING LONG-TERM STABILITY WITHOUT CRUSHING OR SEGREGATION.
- 3.4 ELEVATIONS AND ALIGNMENT
- STREAMBED AND BOULDER PLACEMENT SHALL MATCH EXISTING UPSTREAM AND DOWNSTREAM PROFILES TO MAINTAIN A CONTINUOUS THALWEG AND FLOW LINE.
 - SET INVERT ELEVATIONS AS SHOWN IN THE CONSTRUCTION DRAWINGS.

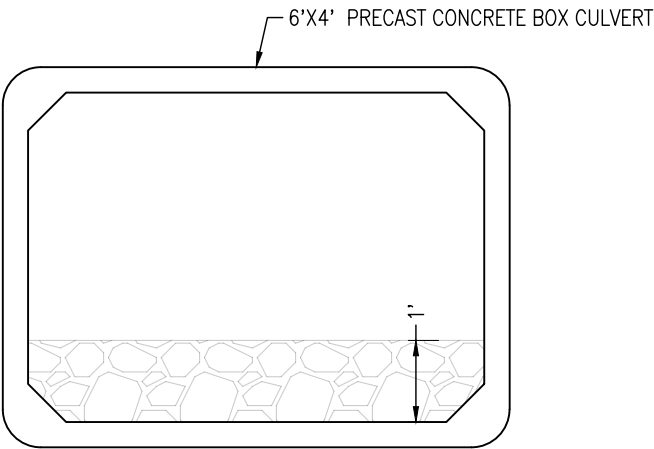
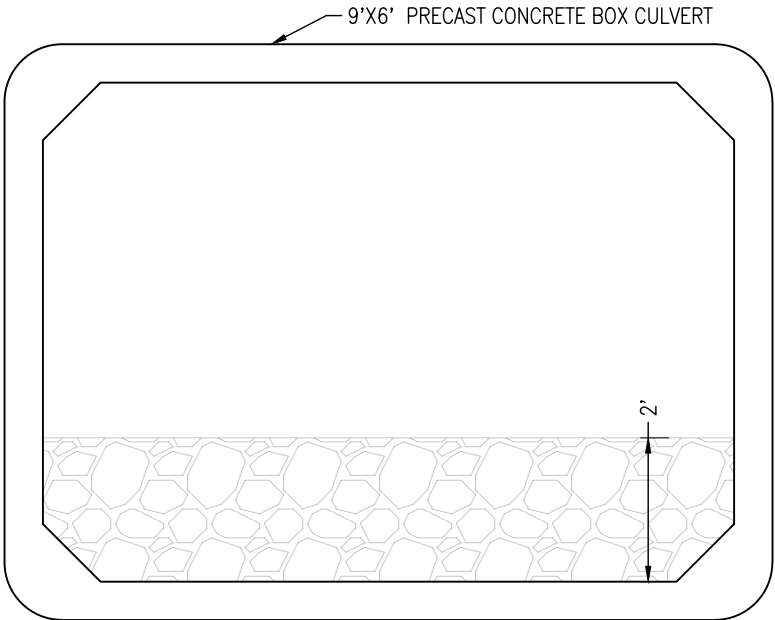
4. QUALITY CONTROL
- 4.1 VISUAL MATCH
- THE INSTALLED RIFFLE SUBSTRATE SHALL BE VISUALLY VERIFIED BY THE ENGINEER TO ENSURE CONSISTENCY WITH UPSTREAM AND DOWNSTREAM STREAMBED CONDITIONS.
- 4.2 INSPECTION
- FINAL PLACEMENT OF SELECT RIFFLE MATERIAL AND HABITAT BOULDERS MUST BE APPROVED IN THE FIELD BEFORE REWATERING OR COVERING.



3 BOULDERS PLACED EVERY 10 LF ALONG CULVERT LENGTH, STAGGERED AND OFF CENTER



3 BOULDERS PLACED EVERY 10 LF ALONG CULVERT LENGTH, STAGGERED AND OFF CENTER



SALVAGE THE NATIVE STREAM BED MATERIAL AND MIX WITH CLASS II RIPRAP FOR PLACEMENT IN THE ENTIRE LENGTH OF THE CULVERT. BLEND SHOULD BE 25 PERCENT CLASS III RIPRAP, 25 PERCENT CLASS II RIPRAP AND 50 PERCENT NATIVE STREAM BED.

