

CITY OF HERMANTOWN

City Council Meeting

Tuesday, September 2, 2025

6:30 PM Central

MEETING CONDUCTED IN PERSON & VIA ZOOM

Mayor Wayne Boucher: Present

Councilor John Geissler: Present

Councilor Andy Hjelle: Present

Councilor Brian LeBlanc: Present

Councilor Joseph Peterson: Present

CITY STAFF: John Mulder, City Administrator; Eric Johnson, Community Development Director; Brandon Holmes, Building Official; Trish Crego, Utility & Infrastructure Director; David Bolf, City Engineer; Gunnar Johnson, City Attorney

VISITORS: 0

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **ANNOUNCEMENTS**

5. **PUBLIC HEARING**

6. **COMMUNICATIONS**

A. Correspondence 25-118 through 25-142 placed on file

7. **PRESENTATIONS**

A. **3:30 p.m. NorthStar Ford Arena Tour**

John Mulder, City Administrator

(Pre-Agenda Only)

B. **Fichtner Park Updates**

Eric Johnson, Community Development Director

(Pre-Agenda Only)

C. **Project 541 & 542 Assessment Objections Scheduling**

John Mulder, City Administrator

(Pre-Agenda Only)

8. **PUBLIC DISCUSSION**

9. **MOTIONS**

- A. Motion to approve or deny the following license application(s) effective contingent upon complete applications being received, successful background checks and license fees being paid in full:

MN CStore	4221 Haines Road	3.2 Off Sale Liquor License
MN CStore	4221 Haines Road	Tobacco License

(motion, roll call)

Motion to approve the license application(s) contingent upon complete applications being received, successful background checks and license fees being paid in full. This motion made by Councilor Hjelle 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. **CONSENT AGENDA**

- A. **Minutes** - Approval or correction of August 18, 2025 City Council Continuation Minutes
- B. **Accounts Payable** - Approve general city warrants from August 15, 2025 through August 31, 2025 in the amount of \$2,554,607.65

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

11. **ORDINANCES**

12. **RESOLUTIONS**

A. **2025-131 Resolution Approving PFML (Paid Family And Medical Leave) Carrier For The City Of Hermantown**

(motion, roll call)

Motion to approve 2025-131 Resolution Approving PFML (Paid Family And Medical Leave) Carrier For The City Of Hermantown. 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

B. **2025-132 Resolution To Adopt The Proposed Property Tax For Taxes Payable In 2026 And Scheduling The Truth In Taxation Hearing**

(motion, roll call)

Motion to approve 2025-132 Resolution To Adopt The Proposed Property Tax For Taxes Payable In 2026 And Scheduling The Truth In Taxation Hearing. This motion, made by Councilor LeBlanc 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

C. **2025-133 Resolution Approving The Final Professional Services Contract With LHB For The Design And Oversight Of The Hermantown City Administration And Public Safety Building HVAC Systems Upgrades**

(motion, roll call)

Motion to approve 2025-133 Resolution Approving The Final Professional Services Contract With LHB For The Design And Oversight Of The Hermantown City Administration And Public Safety Building HVAC Systems Upgrades. 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

D. **2025-134 Resolution Directing The Immediate Abatement Of Hazardous Structure(s) And Conditions Within The Mobile Home Park Located At 4921 Eddy Ave**

(motion, roll call)

Motion to approve 2025-134 Resolution Directing The Immediate Abatement Of Hazardous Structure(s) And Conditions Within The Mobile Home Park Located At 4921 Eddy Ave. This motion, made by Councilor LeBlanc 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

E. **2025-135 Resolution Approving A Special Use Permit For Grading And Filling Within A Natural Environment Shoreland Overlay Area**

(motion, roll call)

Motion to approve 2025-135 Resolution Approving A Special Use Permit For Grading And Filling Within A Natural Environment Shoreland Overlay Area. This motion, made by Councilor Peterson and seconded by Councilor Geissler, 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

F. **2025-136 Resolution Approving The First Amendment To Development Agreement And First Amendment To Business Subsidy Agreement Amongst The City Of Hermantown, Hermantown Economic Development Authority, And KTJ 360, LLC For The Pillars Of Hermantown Senior Living Project**

(motion, roll call)

Motion to approve 2025-136 Resolution Approving The First Amendment To Development Agreement And First Amendment To Business Subsidy Agreement Amongst The City Of Hermantown, Hermantown Economic Development Authority, And KTJ 360, LLC For The Pillars Of Hermantown Senior Living Project. 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

G. **2025-137 Resolution Awarding Contract for Furniture for The NorthStar Ford Arena To Innovative Office Solutions In The Amount Of \$67,511.22**

(motion, roll call)

Motion to approve 2025-137 Resolution Awarding Contract for Furniture for The NorthStar Ford Arena To Innovative Office Solutions In The Amount Of \$67,511.22. This motion, made by Councilor Peterson 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

H. **2025-138 Resolution Approving Change Order Numbers 32, 33, & 34 (KA Change Order #10) For The NorthStar Ford Arena In The Amount Of \$36,725.60**

(motion, roll call)

Motion to approve 2025-138 Resolution Approving Change Order Numbers 32, 33, & 34 (KA Change Order #10) For The NorthStar Ford Arena In The Amount Of \$36,725.60. This motion, made by Councilor LeBlanc 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

I. **2025-139 Resolution Approving Pay Request Number 15 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$967,668.73**

(motion, roll call)

Motion to approve 2025-139 Resolution Approving Pay Request Number 15 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$967,668.73. This motion, made by Councilor Geissler 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

J. **2025-140 Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Utility Easement Agreement To The City Of Hermantown From Reside North, LLC**

(motion, roll call)

Motion to approve 2025-140 Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Utility Easement Agreement To The City Of Hermantown From Reside North, LLC. This motion, made by Councilor Peterson and seconded by Councilor Geissler, Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Nay

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 4, Nay: 1

K. **2025-141 Resolution Receiving Bids And Awarding Contract For Keene Creek Trail Segment 4 Construction To Veit & Company In The Amount Of \$2,937,855.30**

(motion, roll call)

Motion to approve 2025-141 Resolution Receiving Bids And Awarding Contract For Keene Creek Trail Segment 4 Construction To Veit & Company In The Amount Of \$2,937,855.30. This motion, made by Councilor LeBlanc and seconded by Councilor Geissler, Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Nay

Yea: 4, Nay: 1

13. **CLOSED SESSION**

- A. Motion to close the meeting of the Hermantown City Council pursuant to Minnesota Statutes § Section 13D.05 Subd. 3 (a) to discuss the City Administrator's

performance evaluation. Following this closed session, the Hermantown City Council will re-convene in an open session.

(motion, roll call)

Motion to recess at 7:02 p.m. Motion to close the meeting of the Hermantown City Council pursuant to Minnesota Statutes § Section 13D.05 Subd. 3 (a) to discuss the City Administrator's performance evaluation. This motion, made by Councilor Hjelle 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

Motion to reconvene into open sessions at 8:25 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

14. **RECESS**

Motion to recess at 8:26 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