

**CITY OF HERMANTOWN**

**City Council Meeting**

Monday, February 3, 2025

6:30 PM Central

**MEETING CONDUCTED IN PERSON & VIA ZOOM**

Mayor Wayne Boucher: Present

Councilor John Geissler: Present

Councilor Andy Hjelle: Present

Councilor Brian LeBlanc: Present

Councilor Joseph Peterson: Present

**CITY STAFF:**

John Mulder, City Administrator; Alissa McClure, City Clerk; Eric Johnson; Community Development Director; Joe Wicklund, Assistant City Administrator; Chad Ronchetti, Economic Development Director; Brandon Holmes, Building Official; Trish Crego, Utility & Infrastructure Director; David Bolf, City Engineer; Gunnar Johnson, City Attorney

**VISITORS:**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ANNOUNCEMENTS**
5. **PUBLIC HEARING**
6. **COMMUNICATIONS**
  - A. Correspondence 25-09 through 25-17 placed on file
7. **PRESENTATIONS**
  - A. **Essentia Wellness Center Presentation**  
Joe Wicklund, Assistant City Administrator  
(Pre-Agenda Only)
8. **PUBLIC DISCUSSION**
9. **MOTIONS**
10. **CONSENT AGENDA**

- A. **Minutes** - Approval or correction of the January 21, 2025 City Council Continuation Minutes and the January 27, 2025 City Council Work Session Minutes
- B. **Accounts Payable** - Approve general city warrants from January 16, 2025 through January 31, 2025 in the amount of \$5,795,638.06
- C. Appointment of the following for a six-year term:  
**HEDA**  
-Rob Unzen

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

- Councilor Andy Hjelle: Yea
- Councilor Brian LeBlanc: Yea
- Councilor John Geissler: Yea
- Councilor Joseph Peterson: Yea
- Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

11. **ORDINANCES**

- A. **2025-03 An Ordinance Amending Hermantown Code Of Ordinances By Adding A New Section 280, Housing Trust Fund**

*(second reading)*  
*(motion, roll call)*

Motion to approve 2025-03 An Ordinance Amending Hermantown Code Of Ordinances By Adding A New Section 280, Housing Trust Fund. This motion, made by Councilor John Geissler and seconded by Councilor Joseph Peterson, Carried.

- Councilor Andy Hjelle: Yea
- Councilor Brian LeBlanc: Yea
- Councilor John Geissler: Yea
- Councilor Joseph Peterson: Yea
- Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

B. **2025-04 An Ordinance Amending Chapter 2, Definitions**

*(first reading)*

C. **2025-05 An Ordinance Amending Chapter 5, Land Use Regulations**

*(first reading)*

D. **2025-06 An Ordinance Amending Chapter 11, Planned Unit Development**

*(first reading)*

E. **2025-07 An Ordinance Of The City Of Hermantown, Minnesota, Amending The Zoning Code, Adding Chapter 23, Environmental Review**

*(first reading)*

F. **2025-08 An Ordinance Amending Hermantown Code Of Ordinances Section 270 - Fee Schedule**

*(first reading)*

12. **RESOLUTIONS**

A. **2025-22 Resolution Of The City Of Hermantown Approving The Allocation Of Statewide Housing Aid To The Housing Trust Fund**

*(motion, roll call)*

Motion to approve 2025-22 Resolution Of The City Of Hermantown Approving The Allocation Of Statewide Housing Aid To The Housing Trust Fund. This motion, made by Councilor John Geissler and seconded by Councilor Andy Hjelle, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

B. **2025-23 Resolution Authorizing And Directing Mayor And City Clerk To Execute Amendment To Engineering Agreement For Consulting Services With**

**Short Elliot Hendrickson (Independent Contractor)**

*(motion, roll call)*

Motion to approve 2025-23 Resolution Authorizing And Directing Mayor And City Clerk To Execute Amendment To Engineering Agreement For Consulting Services With Short Elliot Hendrickson (Independent Contractor). This motion, made by Councilor Andy Hjelle and seconded by Councilor Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea  
Councilor Brian LeBlanc: Nay  
Councilor John Geissler: Yea  
Councilor Joseph Peterson: Yea  
Mayor Wayne Boucher: Yea

Yea: 4, Nay: 1

C. **2025-24 Resolution Approving Change Order Numbers 14 & 15 (KA Change Order #4) For The NorthStar Ford Arena In The Amount Of \$85,455.92**

*(motion, roll call)*

Motion to approve 2025-24 Resolution Approving Change Order Numbers 14 & 15 (KA Change Order #4) For The NorthStar Ford Arena In The Amount Of \$85,455.92. This motion, made by Councilor John Geissler and seconded by Councilor Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea  
Councilor Brian LeBlanc: Nay  
Councilor John Geissler: Yea  
Councilor Joseph Peterson: Yea  
Mayor Wayne Boucher: Yea

Yea: 4, Nay: 1

D. **2025-25 Resolution Approving Pay Request Number 8 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$1,529,557.43**

*(motion, roll call)*

Motion to approve 2025-25 Resolution Approving Pay Request Number 8 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$1,529,557.43. This motion, made by Councilor Joseph Peterson and seconded by Councilor Brian LeBlanc, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

E. **2025-26 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver Purchase Agreement For Dugout Benches And On-Field Batting Cage For Fichtner Park**

*(motion, roll call)*

Motion to approve 2025-26 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver Purchase Agreement For Dugout Benches, Bat/Helmet Racks, And On-Field Batting Cage For Fichtner Park. This motion, made by Councilor Brian LeBlanc and seconded by Councilor Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

F. **2025-27 Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Easement Agreement To The City Of Hermantown From James And Sabine Rita Peterson For The Hermantown Trail Project**

*(motion, roll call)*

Motion to approve 2025-27 Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Easement Agreement To The City Of Hermantown From James And Sabine Rita Peterson For The Hermantown Trail Project. This motion, made by Councilor John Geissler and seconded by Councilor Andy Hjelle, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

13. **CLOSED SESSION**

- A. Motion to close the meeting of the Hermantown City Council pursuant to Minnesota Statutes § 13D.05, Subd. 3(b) per the attorney-client privilege for discussions with the City Attorney regarding the Maple Fields Tenants' Remedy Action and eminent domain proceedings for trail easements.

Motion to recess at 6:55 p.m. Motion to close the meeting of the Hermantown City Council pursuant to Minnesota Statutes per the attorney-client privilege for discussions with the City Attorney regarding the Maple Fields Tenants' Remedy Action and eminent domain proceedings for trail easements. Following this closed session, the Hermantown City Council will re-convene in open session. This motion, made by Councilor Joseph Peterson and seconded by Councilor Brian LeBlanc, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

Motion to reconvene into open sessions at 7:52 p.m. This motion, made by Councilor Brian LeBlanc and seconded by Councilor Andy Hjelle, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

14. **RECESS**

Motion to recess at 7:52 p.m. This motion, made by Councilor Brian LeBlanc and seconded by Councilor Andy Hjelle, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

ATTEST:

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Mayor

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City Clerk