

CITY OF HERMANTOWN

City Council Meeting

Monday, June 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; Alissa McClure, City Clerk; Eric Johnson; Community Development Director; Joe Wicklund, Assistant City Administrator; Chad Ronchetti, Economic Development Director; Brandon Holmes, David Bolf, City Engineer; Gunnar Johnson, City Attorney

VISITORS: 4

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ANNOUNCEMENTS**
5. **PUBLIC HEARING**

A. Public Hearing Regarding A Proposed Amended Business Subsidy Policy For The City

This public hearing opened to the public for comment at 6:36 p.m.

Hearing no comment, the public hearing closed at 6:37 p.m.

I. 2025-85 Resolution Adopting An Amended And Restated Business Subsidy Policy

(motion, roll call)

Motion to approve 2025-85 Resolution Adopting An Amended And Restated Business Subsidy Policy. 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. Public Hearing To Review The Closure Statement Provided By Elevated Management, LLC Pursuant to Minnesota Statutes § 327C.095

This public hearing opened to the public for comment at 6:40 p.m.

Dennis Amiot of 4925 Matthew Blvd spoke at the public hearing and asked questions about how to complete the correct forms for relocation.

Ed Belliveau of 4929 Sarah Lane spoke at the public hearing and asked questions about the cost of relocating the trailer that he owns.

The public hearing closed at 6:46 p.m.

I. 2025-86 Resolution Appointing Brandon M. Engblom As The Qualified Neutral Third Party For Maple Fields Mobile Home Park

(motion, roll call)

Motion to approve 2025-86 Resolution Appointing Brandon M. Engblom As The Qualified Neutral Third Party For Maple Fields Mobile Home 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

C. Public Hearing On Road Improvement District No. 452 (Lightning Drive & Thunderchief Lane Including Sanitary Sewer Extension And Other Infrastructure Improvements In Section 14)

This public hearing opened to the public for comment at 7:01 p.m.

Rachel Cobb of 4155 Getchell Road appeared at the public hearing to ask questions about the assessment cost and timeline, as well as connecting to public utilities.

Joshua Toms of 4113 Getchell Road spoke at the public hearing to ask questions about truck traffic, and the possibility of public utilities.

The public hearing closed at 7:04 p.m.

I. 2025-87 Resolution Ordering Improvement And Directing Preparation Of Final Plans And Specifications For 2024 Road Improvement District No. 452 (Lightning Drive & Thunderchief Lane Including Sanitary Sewer Extension And Other Infrastructure Improvements In Section 14)

(motion, roll call)

Motion to approve 2025-87 Resolution Ordering Improvement And Directing Preparation Of Final Plans And Specifications For 2024 Road Improvement District No. 452 (Lightning Drive & Thunderchief Lane Including Sanitary Sewer Extension And Other Infrastructure Improvements In Section 14). This motion, made by Councilor John Geissler 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

6. **COMMUNICATIONS**

- A. Correspondence 25-87 through 25-94 placed on file

7. **PRESENTATIONS**

A. **Report on Audit for Year Ending 12/31/2024**

CliftonLarsonAllen, LLP
(Pre-Agenda Only)

8. **PUBLIC DISCUSSION**

9. **MOTIONS**

- A. Motion to approve the renewal of Liquor Licenses for the following:

AAD Shrine | 5152 Miller Trunk Hwy | On Sale Intoxicating/Dance/Sunday
Famous Dave's | 4135 Richard Ave, Ste 101 | On Sale Intoxicating/Sunday
Do North Pizzeria | 5116 Miller Trunk Hwy | Wine & Strong Beer/Sunday
Joe's Kwik Marts | 4221 Haines Road | 3.2 Off Sale
*McKenzie's Bar & Grill | 5094 Miller Trunk Hwy | On Sale Intoxicating/Sunday
Adolph Store | 3706 Midway Road | Off Sale Intoxicating
China Star | 4227 Haines Road | Wine & Strong Beer
Beacon Sports Bar | 5044 Hermantown Rd | On Sale Intoxicating/Dance/Sunday
Kwik Trip #216 | 4805 Miller Trunk Hwy | 3.2 Off Sale
Kwik Trip #220 | 4978 Miller Trunk Hwy | 3.2 Off Sale
Kwik Trip #572 | 4145 Haines Rd | 3.2 Off Sale
Lakes Cinema | 4351 Stebner Rd | On Sale Intoxicating/Sunday
The Social House | 4897 Miller Trunk Hwy #100 | On Sale Intoxicating/Sunday
Outback Steakhouse | 4255 Haines Road | On Sale Intoxicating/Sunday
Foster's Bar & Grill | 4676 W Arrowhead Rd | On Sale Intoxicating/Sunday
Valentini's | 4960 Miller Trunk Hwy | On Sale Intoxicating
Sammy's Pizza | 4310 Menard Dr | Wine & Strong Beer/Sunday
Sam's Club #6320 | 4743 Maple Grove Rd | Off Sale Intoxicating
Skyline Social & Games | 4894 Miller Trunk Hwy | On Sale Intoxicating/Sunday
The King of Creams | 4140 Richard Ave #400 | Wine & Strong Beer
Walmart #1757 | 4740 Mall Drive | 3.2 Off Sale

*Contingent upon all paperwork being received

(motion, roll call)

Motion to approve the renewal of Liquor Licenses. 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

- B. Motion to approve the Temporary Service Area Expansion Application and Dance Permit for the Beacon Sports Bar for Summerfest on July 18th & 19th, 2025 with proposed hours of sale from 10:00 a.m. to 1:00 a.m. This motion, made by Councilor John Geissler and seconded by Councilor Andy Hjelle, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

- C. Appointment of the following for a three-year term:

Board of Appeals

- Chris Kibler

(motion, roll call)

Motion to appoint Chris Kibler to the Board of Appeals for a three-year term. 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

10. **CONSENT AGENDA**

A. **Minutes** - Approval or correction of May 19, 2025 City Council Continuation Minutes

B. **Accounts Payable** - Approve general city warrants from May 16, 2025 through May 31, 2025 in the amount of \$968,132.34

Motion to the approve the Consent Agenda. 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

11. **ORDINANCES**

A. **2025-11 An Ordinance Amending Chapter 5, Land Use Regulations**

(first reading)

B. **2025-13 An Ordinance Amending Chapter 7, Special Use Permit**

(first reading)

12. **RESOLUTIONS**

A. **2025-88 Resolution Approving An Amended Lease Agreement With The Arrowhead Builders Association**

(motion, roll call)

Motion to approve 2025-88 Resolution Approving An Amended Lease Agreement With The Arrowhead Builders Association. This motion, made by Councilor Joseph Peterson and seconded by Councilor John Geissler, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

B. 2025-89 Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Easement Agreement To The City Of Hermantown From Andrew And Bonita Chapin For The Hermantown Trail Project

(motion, roll call)

Motion to approve 2025-89 Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Easement Agreement To The City Of Hermantown From Andrew And Bonita Chapin For The Hermantown Trail Project. 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

C. 2025-90 Resolution Approving Change Order Numbers 24, 25, & 26 (KA Change Order #8) For The NorthStar Ford Arena In The Amount Of \$5,773.97

(motion, roll call)

Motion to approve 2025-90 Resolution Approving Change Order Numbers 24, 25, & 26 (KA Change Order #8) For The NorthStar Ford Arena In The Amount Of \$5,773.97. 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

D. 2025-91 Resolution Approving Change Order Numbers 27, 28, & 29 For The NorthStar Ford Arena In The Amount Of \$306,340.62

(motion, roll call)

Motion to approve 2025-91 Resolution Approving Change Order Numbers 27, 28, & 29 For The NorthStar Ford Arena In The Amount Of \$306,340.62. 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

13. CLOSED SESSION

14. RECESS

Motion to recess at 7:25 p.m. This motion, made by Councilor Brian LeBlanc and seconded by Councilor John Geissler, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

ATTEST:

Mayor

City Clerk