

**CITY OF HERMANTOWN**

**City Council Meeting**

Monday, June 16, 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:** 6

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ANNOUNCEMENTS**
5. **PUBLIC HEARING**
6. **COMMUNICATIONS**
  - A. Correspondence 25-95 through 25-98 placed on file
7. **PRESENTATIONS**
8. **PUBLIC DISCUSSION**

**Jim Sweeny – 3929 Teal Lane:**

Mr. Sweeny raised concerns about the unfinished cul-de-sac and asked if the City had a timeline for its completion. He also inquired about drainage issues. City Engineer David Bolf responded that he had visited the area multiple times in the spring to evaluate drainage on the west side. He noted that corrective work needs to be done by the

Gilberts and that he has drafted a letter to them, which will be reviewed by staff before being sent. Mr. Bolf asked for clarification on the issue and confirmed that Mr. Sweeny was referring to the finished grading behind the curb, not the washout. Mr. Sweeny also noted that neighbors were previously told the area would include a sidewalk.

9. **MOTIONS**

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

\*Maya Authentic Mexican | 4702 Miller Trunk Hwy | On-Sale Intoxicating/Sunday

\*Holiday/Circle K | 4795 Miller Trunk Hwy | 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 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

10. **CONSENT AGENDA**

A. **Minutes** - Approval or correction of June 2, 2025 City Council Continuation Minutes

B. **Accounts Payable** - Approve general city warrants from June 1, 2025 through June 15, 2025 in the amount of \$820,265.16

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

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

## 11. **ORDINANCES**

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

*(second reading)*

*(motion, roll call)*

Motion to approve 2025-11 An Ordinance Amending Chapter 5, Land Use Regulations. 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. **2025-13 An Ordinance Amending Chapter 7, Special Use Permit**

*(second reading)*

*(motion, roll call)*

Motion to approve 2025-13 An Ordinance Amending Chapter 7, Special Use Permit. 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

12. **RESOLUTIONS**

A. **2025-92 Resolution Approving Final Planned Unit Development For Soumis Construction Development**

**John Bonte – 4280 Heartwood Lane:** Requested confirmation on the installation of 9-foot-tall trees extending 130 feet for screening purposes. Eric Johnson confirmed that discussions regarding the trees have occurred but stated that no official agreement has been finalized. He emphasized the importance of addressing this before the City votes.

**Ines Chandler – 4928 W Arrowhead Rd:** Lives adjacent to the proposed apartment development and asked whether a fence will be built and trees planted as part of the project.

**Debbie Anderson – 4286 Heartwood Lane:** Expressed disappointment that a compromise could not be reached. However, she acknowledged that Mr. Soumis has been cooperative with residents and noted the plan for 9-foot fencing and trees.

**Jesse Soumis – Project Developer:** Stated that his family hopes to build and own the development. He has made his contact information available to Heartwood residents and is open to meeting with anyone. He confirmed plans for a 9-foot fence and 130 feet of tree frontage, and commented that apartment tenants are typically quiet and unlikely to cause issues. Mr. Soumis assured the Council that if any issues arise, he will handle them directly with residents so they do not need to come before the City Council.

*(motion, roll call)*

Motion to approve 2025-92 Resolution Approving Final Planned Unit Development For Soumis Construction Development. 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

**B. 2025-93 Resolution Approving A Lease Agreement With The Hiner Homes Designs, LLC**

*(motion, roll call)*

Motion to approve 2025-93 Resolution Approving A Lease Agreement With The Hiner Homes Designs, LLC. 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

**C. 2025-94 Resolution Adopting Performance Measures**

*(motion, roll call)*

Motion to approve 2025-94 Resolution Adopting Performance Measures. 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

**D. 2025-95 Resolution Approving Pay Request Number 12 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$1,165,033.28**

*(motion, roll call)*

Motion to approve 2025-95 Resolution Approving Pay Request Number 12 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$1,165,033.28. 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

**E. 2025-96 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver Agreement For Professional Services With Bolton & Menk, Inc. (City Engineering Services) For The Road Improvement Of Lightning Drive And Thunderchief Lane Including Sanitary Sewer Extension And Other Infrastructure Improvements And Trail Extension In Section 14**

*(motion, roll call)*

Motion to approve 2025-96 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver Agreement For Professional Services With Bolton & Menk, Inc. (City Engineering Services) For The Road Improvement Of Lightning Drive And Thunderchief Lane Including Sanitary Sewer Extension And Other Infrastructure Improvements And Trail Extension In Section 14. This motion, made by Councilor Andy Hjelle and seconded by Councilor Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

**F. 2025-97 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver An Agreement For Materials Testing Services For Street 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 2025-97 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver An Agreement For Geo Technical Testing Services For Street 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 Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

**G. 2025-98 Resolution Accepting Large Specific Project Scoping Document and  
Authorizing The Preparation Of The Draft Alternative Urban Areawide  
Review (AUAR) Document For The Section 31 Hermantown Industrial Project**

*(motion, roll call)*

Motion to approve 2025-98 Resolution Accepting Large Specific Project Scoping Document and Authorizing The Preparation Of The Draft Alternative Urban Areawide Review (AUAR) Document For The Section 31 Hermantown Industrial Project. This motion, made by Councilor Joseph Peterson 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

**H. 2025-99 Resolution Approving An Agreement For Consulting Services To Provide Review Of An Alternative Urban Areawide Review (AUAR) With Braun Intertec Corporation In An Amount Not To Exceed \$20,000.00**

*(motion, roll call)*

Motion to approve 2025-99 Resolution Approving An Agreement For Consulting Services To Provide Review Of An Alternative Urban Areawide Review (AUAR) With Braun Intertec Corporation In An Amount Not To Exceed \$20,000.00. 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

**I. 2025-100 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver A Reimbursement Agreement With Mortenson Development, Inc.**

*(motion, roll call)*

Motion to approve 2025-100 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver A Reimbursement Agreement With Mortenson Development, Inc. 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

J. **2025-101 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver An Agreement For Professional Services For Right Of Way And Easement Acquisition Services With Kimley-Horn And Associates, Inc.**

*(motion, roll call)*

Motion to approve 2025-101 Resolution Authorizing And Directing Mayor And City Clerk To Execute And Deliver An Agreement For Professional Services For Right Of Way And Easement Acquisition Services With Kimley-Horn And Associates, Inc. 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

K. **2025-102 Resolution Receiving Bids And Approving Award Of Project Design And Oversight To LHB For The Professional Design Services Necessary To Implement The Repair And Upgrade Of The Hermantown City Administration And Public Safety Building HVAC Systems**

*(motion, roll call)*

Motion to approve 2025-102 Resolution Receiving Bids And Approving Award Of Project Design And Oversight To LHB For The Professional Design Services Necessary To Implement The Repair And Upgrade Of The Hermantown City Administration And Public Safety Building HVAC Systems. 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

**L. 2025-103 Resolution Approving First Amendment To Agreement For Naming Rights**

*(motion, roll call)*

Motion to approve 2025-103 Resolution Approving First Amendment To Agreement For Naming Rights. 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**

A. Motion to close the meeting of the Hermantown City Council pursuant to Minnesota Statutes § Section 13D.05 Subd. 3(b)(3) to develop or consider offers or counteroffers for the purchase of real property. Following this closed session, the Hermantown City Council will re-convene in an open session.

*(motion, roll call)*

Motion to recess at 7:26 p.m. Motion to close the meeting of the Hermantown City Council pursuant to Minnesota Statutes § Section 13D.05 Subd. 3(b)(3) to develop or consider offers or counteroffers for the purchase of real property. 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 7:53 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

14. **RECESS**

Motion to recess at 7:53 p.m. This motion, made by Councilor Andy Hjelle and seconded by Councilor Joseph Peterson, Carried.

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor John Geissler: Yea

Councilor Joseph Peterson: Yea

Mayor Wayne Boucher: Yea

Yea: 5, Nay: 0

ATTEST:

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Mayor

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City Clerk