

## CITY COUNCIL

7:00 P.M.

Monday, July 3, 2023

Present: Mayor Wade LeBlanc  
Ben Bautch  
Dustin Goutermont

Absent: Shane Hoff  
Richard DeRosier

Lana Fralich, City Administrator  
David Drown, City Planner  
Rick Evans, Northshore Journal via ZOOM  
Jennifer VanHouse, Bay Days Committee  
Angie Meeks, Bay Days Committee  
Jessalyn Hansen, Bay Days Committee  
Phil Huston  
Nelson French

Kitty Mayo, Lake Co Press via ZOOM  
Madison VanHouse, Bay Days Committee  
Morgan Meeks, Bay Days Committee  
Faron Meeks, Bay Days Committee  
Carolyn Hudyma

Mayor LeBlanc called the meeting to order at 7:00 p.m.

**Agenda** – Motion by Goutermont, second Bautch to approve the Agenda with removal of April 2023 Treasurer's Report and Water/Sewer Operator Hiring. MOTION CARRIED.

**Consent Agenda** – Motion by Goutermont, second Bautch to approve the meeting minutes from the June 20th, 2023 Special Joint Meeting, and June 20th, 2023 Regular Meeting. MOTION CARRIED.

### **Petitions, Requests, and Communications** –

**ArtCar Bash at Black Beach Mini Golf Course-Phil Huston-** Phil Huston is requesting use of city property that borders Black Beach Mini Golf Course for an ArtCar Bash on August 19<sup>th</sup> from 11:00 a.m.-5:00 p.m. This will be a free walk thru event with food trucks. Co-sponsors of the event are Black Beach Mini Golf and AmericInn who are providing facilities for the event. Council reviewed map of proposed event area. Huston has received a grant of \$5500 from Lovin Lake County and has requested \$1500 from Best of the North Shore for the event. He would also like to have a drive by sneak peek during Music in the Park on Friday, August 18<sup>th</sup>. Discussion followed regarding parking the ArtCars or doing a drive by. Motion by Bautch, second Goutermont to have City Attorney draft a license agreement once Huston provides insurance paperwork and written agreement from co-sponsors regarding providing facilities. MOTION CARRIED.

**Bay Days- Faron Meeks-** Jennifer VanHouse and Faron Meeks expressed thanks to the City for the support during Bay Days and presented plans, insurance, and map for this year's Bay Days event. Council reviewed the 2023 license agreement, which included the following changes from the prior year agreement: Trampoline/Bungy Jump, BMX Bike Show, Scottish Highland Games, spraying of field for mosquitos and fireworks. Discussion followed regarding closing of Davis Drive, food vendors, and parade route. Meeks has been in touch with department heads to coordinate needs. Motion by Bautch, second Goutermont approving the Bay Days license agreement. MOTION CARRIED.

### **City Administrator** –

**Resolution 2023-#29 Election Judges for 2023 Special Election-** Election Judges were reviewed for the 2023 Special Election for the Lake County Commissioner District #1 to be held on August 8<sup>th</sup> (Primary) and November 7<sup>th</sup> (General) with a rate increase to \$11.00/hour. Motion by Goutermont, second Bautch to adopt Resolution 2023-#29 Election Judges for 2023 Special Election. MOTION CARRIED.

Mayor LeBlanc – Aye  
Member Bautch – Aye  
Member Hoff – Absent

Member Goutermont – Aye  
Member DeRosier – Absent

RESOLUTION 2023 - 29 WAS ADOPTED: 3 aye, 0 nay, 2 excused

**Resolution 2023-#35 Policy for Write-In Votes-** Council reviewed the write-in vote policy stating write-in votes will only be tallied if the number of votes for the race is greater than or equal to the fewest number of votes cast for a filed candidate. Motion by Goutermont, second Bautch to adopt Resolution 2023-#35 Policy for Write-In Votes. MOTION CARRIED.

Mayor LeBlanc – Aye  
Member Bautch – Aye  
Member Hoff – Absent

Member Goutermont – Aye  
Member DeRosier – Absent

RESOLUTION 2023 - 35 WAS ADOPTED: 3 aye, 0 nay, 2 excused

**Boathouse Bay – Set Public Hearing –** David Drown provided a brief status update of the Boathouse Bay project including site plans, utilities, and current bid results with a total updated project cost of \$3,468,900. There was discussion regarding tax increment payments to pay for public utility improvements, feasibility of development of project to cover bond payments and TIF Bond schedule showing a shortfall of \$617,525. Administration has meet with IRRR and will submit an application to help cover the shortfall, to be approved in August. Further discussion on items completed and what yet needs to happen, with a deadline target date of August 20<sup>th</sup>, which correlates with the 60-day construction bid date to award a contract. Drown presented a schedule put together to meet hearings and action of the Planning and Zoning Board and City Council for updating items such as Planned Unit Development (PUD), Conditional Use, Preliminary Plat, Business Subsidy, TIF Plan and Tax Abatement. Drown will also be following up with verification of IRRR funds, lender commitment, vacation of property, property splits recorded, and finalize PLAT.

Carolyn Hudyma asked what the purpose of the Public Hearing was and had a decision already been made regarding value and sale of property. Drown stated the purpose of the hearings are to take public comments and questions and outlined the plans for the sale of the property and the expected timeframe for the development to be completed.

Motion by Goutermont, second Bautch to set public hearing on August 7<sup>th</sup> prior to regular City Council meeting for the purpose of approving the Business Subsidy and Development Agreement. MOTION CARRIED.

Motion by Goutermont, second Bautch to set public hearing on August 7<sup>th</sup>, prior to regular City council meeting for the purpose of approving TIF Planning and Tax Abatement. MOTION CARRIED.

**Police Officer Training-Sean Bergman-** Motion by Goutermont, second by Bautch to approve Officer Sean Bergman to attend EVOC training in St. Cloud on July 13, 2023 at a cost of \$295 for training, \$120+tax/fees for hotel, and meals. MOTION CARRIED.

**Administrative Hearing Officer-** The previous officer, Laine Koster, has notified the City Attorney that he is no longer able to serve as the Administrative Hearing officer for the city. City Administrator is recommending Scott Johnson and John Mattila to be future Administrative Hearing Officers at a wage of \$50.00/hour. Motion by Goutermont, second Bautch to approve. MOTION CARRIED.

**City Attorney** – Nothing at this time.

**OLD BUSINESS** –

**Housing Incentive – Bonander Payment-** Council previously approved a New Housing Grant program, providing 15% cash payment of new home’s assessed market value. Drown reports that the Bonanders have signed the Deferred Loan Repayment Agreement, the Mortgage document and have completed their new construction home, located at 55 Marks and received their Certificate of Occupancy sooner than expected, prior to tax abatement process being completed. Drown will be working with the County and School to complete the process. The County assessor valued the completed home at \$205,644 and Drown is requesting the city pay the grant total of \$30,847, pending Administrator receives documentation and confirmation of those numbers. Motion by Goutermont, second Bautch to approve payment of \$30,847. MOTION CARRIED.

**NEW BUSINESS** – None at this time.

**Claims** – Motion by Goutermont, second Bautch to approve payment of \$ 52,598.50 in unpaid claims and \$240,276.94 in paid claims. MOTION CARRIED.

Mayor LeBlanc – Aye  
Member Bautch – Aye  
Member Hoff – Absent

Member Goutermont – Aye  
Member DeRosier – Absent

Motion by Bautch, second Goutermont to adjourn at 8:00 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson

Attest:

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Wade LeBlanc, Mayor

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Lana Fralich, City Administrator