

## CITY COUNCIL

7:00 P.M.

Tuesday, January 16, 2024

Present: Mayor Wade LeBlanc  
Dustin Goutermont  
Ben Bautch

Excused: Shane Hoff  
Richard DeRosier

Lana Fralich, City Administrator  
Joe Rhein, City Engineer, Bolton & Menk via ZOOM  
David Moore  
Sarah Crawford  
Rick Evans, Northshore Journal  
Kitty Mayo, Lake County Press via ZOOM

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

**Agenda** – Motion by Goutermont, second Bautch to approve the Agenda with addition of September 2023 Treasurer's Report and Bolton & Menk Professional Services Proposal- Construction Phase for Boathouse Bay. MOTION CARRIED.

**Consent Agenda** – Motion by Bautch, second Goutermont to approve the meeting minutes from the January 2, 2024 Annual Meeting and Treasurer's Reports for August and September 2023. MOTION CARRIED.

**Petitions, Requests, and Communications** –

**Public Comments-** Mayor LeBlanc provided a clarification regarding the appointment of Richard DeRosier as Mayor, as reported in the newspaper and creating confusion, and that Councilor DeRosier was appointed as the Acting Mayor serve in the Mayor's absence.

**Day at the Capitol- March 5-7, 2024-** Capitol Days will March 5<sup>th</sup>-7<sup>th</sup>. Mayor LeBlanc will be attending Administrator Fralich is unable to attend. Motion by Bautch, second Goutermont to approve Mayor LeBlanc, and any other Council Members, if interested, to attend, and cover the cost of meals, hotel, taxi fares, parking, and share of vendor costs. MOTION CARRIED.

**City Administrator** –

**Mary Mac Lease- Wildly Organic-** Council reviewed the updated 2024 lease renewal for Wildly Organic. The lease has been updated by the City Attorney and recommended by the Mary Mac Committee. Wildly Organic has vacated rooms 167 and 168. Other changes to the lease include an initial 1-year lease term, then a month-to-month, with a 3% annual increase beginning of each year, a \$15 late fee for late rents and a 90-day notice to terminate for both parties. The changes are due to the new GASB requirements relating to leases the City is engaged in. Motion by Bautch, second Goutermont to approve the 2024 Wildly Organic updated lease renewal, effective January 1, 2024. MOTION CARRIED.

**Mary Mac Lease- Lake County Health and Human Services-** Council reviewed the updated 2024 lease renewal for Lake County Health and Human Services. The lease has been updated by the City Attorney and recommended by the Mary Mac Committee. Changes to the lease included a clerical

correction to the lease amount, language relating to Lessor's responsibility for the building, and including the food shelf as a use. Lake County is also requesting waiver of the security deposit as had been approved in previous years. Other changes to the lease include an initial 1-year lease term, then a month-to-month, with a 3% annual increase beginning of each year, a \$15 late fee for late rents and a 90-day notice to terminate for both parties. The changes are due to the new GASB requirements relating to leases the City is engaged in. Motion by Goutermont, second Bautch to approve the 2024 Lake County Health and Human Services updated lease renewal, effective January 1, 2024, and include waiving the security deposit. MOTION CARRIED.

**Lake County Ambulance Lease Renewal-** Lake County Ambulance is requesting to renew the 20-year lease, City Attorney has reviewed and no changes noted. Motion by Bautch, second Goutermont to approve the 20-year automatic renewal as Lake County Ambulance Service requested. MOTION CARRIED.

**Resignation of Theodore Czaplicki-** Motion by Goutermont, second Bautch to accept resignation of Theodore Czaplicki with regrets. MOTION CARRIED.

**Water/Wastewater Operating Hiring-** Motion by Bautch, second Goutermont to advertise open Water/Wastewater Operating. The city will provide the union first opportunity and then advertise in newspaper if needed. MOTION CARRIED.

**Bolton & Menk Professional Services Proposal- Construction Phase for Boathouse Bay-** Joe Rhein of Bolton & Menk presented the proposal for professional services during the construction phase of Boathouse Bay relating to public improvements on behalf of the City as required by the development agreement for the project. Proposal includes on-site observation during construction, project management and review for the public portion only. Cost of the proposal is \$178,500. Discussion regarding background, project understanding, scope of services, blasting and use of excess rock, timeline and costs. Motion by Goutermont, second Bautch to accept proposal at a cost of \$178,500. MOTION CARRIED.

Administrator Fralich request to make an addition to agenda, consensus of Council agreed.

**Boathouse Bay Project Groundbreaking Ceremony** – There will be a groundbreaking ceremony for the Boathouse Bay project on January 31, 2024 at 11:30 a.m. with elected officials, City Council members and public is invited to attend.

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

**OLD BUSINESS** – None at this time.

**NEW BUSINESS** – None at this time.

**Claims** – Motion by Goutermont, second Bautch to approve payment of \$14,074.07 in unpaid claims and \$417,055.33 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 7:25 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson



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Wade LeBlanc, Mayor

Attest:

  
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Lana Fralich, City Administrator