

**Regular City Council Meeting**  
**Mountain Lake City Hall**  
**Monday, October 20, 2025**  
**5:45 p.m.**  
**AGENDA**

1. Meeting Called to Order \*Additional information on agenda item is attached or at City Hall
2. Approval of Agenda and Consent Agenda
  - a. Bills: Checks #29538-29566, 1560E – 1576E (1-9)
  - b. Payroll: Checks #69088 – 69123
  - c. Approve September 16 Library Board Minutes & Expenditures (10-12)
  - d. Approve September 22 EDA Minutes (13-14)
  - e. Approve September 25 Utilities Commission Minutes (15-16)
  - f. Approve October 6 City Council Minutes (17-18)
3. Public – A total of ten (10) minutes is allotted for individuals to briefly discuss a topic of concern or provide comments to the Council.
4. Planning & Zoning Public Hearing
  - a. Industrial District: Conditional Uses: Data Centers (19)
  - b. Conditional Use Permit Application: Data Center (20-24)
  - c. City Code Amendment: Tiny Homes (25)
5. City Administrator
  - a. Discussion/Action – Resolution #17-25 Unpaid Utility Bills (26)
  - b. Discussion/Action – Resolution #18-25 Call for Public Hearing Regarding Bonding (27-29)
  - c. Reminder – City Administrator Review 11-03-2025
6. Roundtable
  - a. Discussion/Action – Commissions/Boards Update
7. Adjourn

10

**MOUNTAIN LAKE PUBLIC LIBRARY BOARD MINUTES**

~~August 13<sup>th</sup>~~, 2025

September 16

**Members Present:** Carol L., Rick H., Rachel B.

**Members Absent:** Loida GQ., Rochelle M.

**Staff Present:** Daniel Mick

**Others Present:** Michael Mueller

**Others Absent:** Andy Ysker

**Additions:**

**Reports:** Rachel B. / Rick H. approved the August 13<sup>th</sup>, 2025 minutes. Motion carried.

Daniel M. presented the August reports indicating 2642 total circulation in August. M/S Rick H./Carol L. to accept the August reports as given and to approve the August expenditures, Motion carried.

**Unfinished Business:** Daniel M. reports a positive growth and understanding of the library the longer Carl S. continues to work at the library. He is excellent at organization and fits in with the staff excellently. Daniel M. also reviewed the Capital Improvement city meeting, during discussion he brought out the pipe segments cut out from the office. One pipe was not even touching anything while the other pieces were rusted through or almost completely rusted. After discussions with the board they have decided to continue watching and waiting for the next pipe that will need to be exchanged.

**In New Business:** Daniel M. has finally found the cause of the libraries numerous dead spots as well as signals not being able to enter the building. This is due to lead in the original paint and behind the drywall in the rest of the library. Lead works even better then copper to absorb signals. Sadly there is not much to be done besides boosting signals and finding way to get past the block.

On the lead discussion Daniel M. mentioned the water in the library has lead in it. From the test strip it turns bright red and the drinking fountain still has traces after filtering, it is suggested to contact Collagen to discuss what may be done to drop that lead to 0. Daniel M. received the scholarship for MLA and will be attending in October.

**Director Check In:** Daniel M. reported all grants all grants completed and plans to focus on the library itself before doing larger projects again.

**Materials Suggested:** NONE

The meeting was adjourned at 5:10 PM

Respectfully submitted,

Daniel Mick

# Mountain Lake Public Library - September 2025 Report

| Children                   |      |
|----------------------------|------|
| Audio                      | 15   |
| Books                      | 1235 |
| DVDs                       | 92   |
| Non Print                  | 0    |
| Multi Media                | 15   |
| Periodicals                | 5    |
| ADULT                      |      |
| Audio                      | 3    |
| Books                      | 413  |
| DVDs                       | 72   |
| Non Print                  | 9    |
| Multi Media                | 1    |
| Periodicals                | 11   |
| Other Physical Media       | 0    |
|                            |      |
|                            |      |
| <b>SUBTOTAL:</b>           | 1871 |
| Ebooks                     |      |
| Downloadable Audio         |      |
|                            |      |
| <b>TOTAL CIRCULATION:</b>  | 2534 |
| ILLN(MNLink)               | 56   |
| Interlibrary Loan Sent     | 307  |
| Interlibrary Loan Received | 300  |
|                            |      |
|                            |      |
|                            |      |
|                            |      |

| REVENUE                        |              |
|--------------------------------|--------------|
| Cash Income                    | \$ -         |
| County Revenue                 | \$ 15,457.82 |
| Donations (Monetary)           | \$ 107.00    |
| Fines                          | \$ 32.97     |
| Misc. Revenue                  | \$ -         |
| Meeting Room Rental            | \$ -         |
| Sale of supplies               | \$ -         |
| <b>TOTAL REVENUE</b>           | \$ -         |
| EXPENDITURES                   |              |
| Books                          | \$ 1,138.13  |
| Periodicals                    | \$ 142.00    |
| Audio/Visual                   | \$ 78.85     |
| Gas Utilities                  | \$ 19.24     |
| City Utilities                 | \$ 461.89    |
| Janitorial Supplies            | \$ -         |
| Office Supplies                | \$ 105.01    |
| Library Supplies               | \$ 104.09    |
| Postage                        | \$ 8.90      |
| Project Expense                | \$ -         |
| Repairs & Maintenance Building | \$ -         |
| Repairs & Maint-Materials      | \$ -         |
| Tech/Automation Expense        | \$ -         |
| Telephone                      | \$ -         |
| Training, Instruction & Milage | \$ -         |
| MISC.                          | \$ 722.22    |
| Continuing education/Conferenc | \$ 445.00    |
| <b>TOTAL EXPENDITURES</b>      | \$ 3,225.33  |

[illegible]

Economic Development Authority  
Monday, September 22, 2025  
12:00 p.m. – 1:00 p.m.  
Mt. Lake City Hall

PRESENT: Eileen Augustin, Steve Syverson, Mike Nelson, Phil Skow, Travis Smith and Kyle Smith. Clara Johnson and Vern Peterson, Advisors.

ABSENT: Darla Kruser

CITY ADMINISTRATOR: Michael Mueller

STAFF: Rod Hamilton and Tabitha Garloff

GUEST: Dr. Kim Friesen, Mountain Lake Christian School

1. CALL TO ORDER. President Syverson called the meeting to order at 12 p.m.
2. Motion to Approve Consent Agenda  
Consent Agenda:
  - a. Approval of August 25, 2025, Meeting Minutes.
  - b. Approval of Financial Reports and Bills. Motion made by Eileen to approve the consent agenda. Seconded by Phil. Motion carried. Motion made by Mike to amend the agenda to include Dr. Kim Friesen, Mountain Lake Christian School, providing an update on daycare building progress. Seconded by Eileen. Motion carried.
3. Dr. Kim Friesen, Mountain Lake Christian Scholl – update on daycare building progress. Kim gave a detailed update on the remodel of the daycare building and stated they are nearing completion with hopes of fall 2025 opening. Kim reported that there was a lot of cleaning and updating that needed to be done that they did not see when they started the project. Kim reminded the board that all the work and funds that are going into the project are volunteer, in-kind work or donations. Kim stated that they have room for 74 children and have a list of children already. They will be hosting an open house before opening.
4. Hotel Update. Rod stated that the soil boring is completed, and all bids have been received. Everything is in place to begin construction which should start this fall. Rod and Tabitha are researching grants for EV chargers and energy efficient grants for electrical and plumbing.
5. Discuss Legal document signatures. Motion made by Travis to approve the vice-chair Augustin signing legal documents in chairman Steve's absence. Seconded by Mike. Motion carried.
6. Discuss business building needs. Rod stated that Mountain Lake needs business buildings. There have been several people looking for empty store fronts/buildings to open a business, however, is none available in Mountain Lake. Rod stated he will be visiting with the person who built the strip mall building in Jackson to gather information. The EDA will continue to pursue options. The EDA is always open to ideas and suggestions from the EDA board and community members.

7. Update on windfarm project. The company is working with a local business on a lease agreement for 1 ½ buildings. Rod assisted the company in contacting county commissioner, Tom Appel, regarding the need for housing for employees. 4 employees will arrive in spring of 2026 followed by 70-100 people in late spring/early summer. The project is expected to take 2 years to complete. Rod stated the EDA will continue to explore housing.

8. Update on water intrusion at 403 Heritage Estates. The water intrusion was found. Garret Wall inspected the attic and found that the ridge cap is bad and submitted a bid to replace. Motion made by Phil to approve the bid of \$2,469.28 from Wall Construction to tear off and replace the ridge cap. Seconded by Travis. Motion carried.

9. GENERAL DISCUSSION:

a. Next Regular Board Meeting is October 20, 2025

b. Other Business.

- Discussed lapse of HVAC service contract with Hall's Handy Heating & Cooling. Rod and Tabitha will meet with John to discuss expectations of service providers.
- Rod gave an update on the 12 unit apartment building and discussion continued regarding the deadline for the TIF.

10. ADJOURN. President Syverson adjourned the meeting at 12:46 p.m.

**Mountain Lake Utilities Commission Meeting  
Mountain Lake City Hall  
Thursday, September 25, 2025  
7 AM**

Members Present: David Savage; Todd Johnson; Mark Langland; Sue Garloff; Dean Janzen;  
City Council Liaison Jeff Jack

Members Absent:

Staff Present: Michael Mueller; City Administrator; Jill Falk; Utility Office Manager;  
Dave Watkins; Electric Superintendent; Lane Anderson; Lineman; Steve  
Peters; Lineman; Taylor Nesmoe; Water/Wastewater Superintendent

Others Present:

**Call to Order**

The meeting was called to order at 7 AM.

**Approval of Minutes and Bills**

Motion by Janzen, seconded by Johnson, to approve September 11<sup>th</sup> Minutes and  
Check Numbers 24427 - 24448 (766E-777E). Motion carried.

**Water/Wastewater**

Nesmoe mentioned that the main focus lately has been on sewer cleaning. He also stated that the pumps for the lift stations have arrived. He is still waiting to schedule an installation with Electric Pump. He is also still working with Automatic Systems to obtain a replacement VFD for Well #7.

**Electric Department**

A tree fell on Second Avenue, damaging a pole and overhead lines. This has been repaired. Watkins stated that additional failed poles are being pulled and replaced as well. Several months ago, a discussion arose regarding a resident's request to relocate a guidewire pole for a garage addition. At the time, it was decided that all charges should be billed to the homeowner. The bill for Highline came in, and the homeowner's portion would be \$16,078.69. There was some confusion, as even though no actual quote was provided to the homeowner, charges were estimated around \$10,000. **Janzen made a motion to remove \$3000 from the bill as the utilities' responsibility. The cost of the pole will be included in the \$3000 for the utilities portion. The remaining balance of \$13,078.69 will be invoiced to the homeowner. Johnson seconded the motion and passed.**

As the power plant bids will expire at the end of the month, a decision needs to be made. Mueller pointed out that the costs of supplies will continuously increase. After reviewing all bids, Barr Engineering made a recommendation to approve the bid from Journey Construction at \$12.013 million. The scope for the original project was reduced, and the second set of bids still came around the same amounts. Langland is concerned about how the increase in rates will affect Actus Nutrition. Contact was made two years ago when rate increases were at 24% but a follow-up should take place now that rates will increase to 35%, with a projected increase of

16% next year. Mueller pointed out that Actus is still held to the SIU agreement until the project is paid. The total cost of the project is expected to be over \$20 million. \$1.7 million was already bonded, but two more bonds will be needed. The first would be at the start of the project in 2025 for \$13 million, to include the switch, transformers, and generators. Another bond, of \$5 million, will be requested in 2026 after the audit. The opportunity for a data center is still in discussion to help cover the increase in costs. **A motion was made by Janzen to accept Barr's recommendation to award Journey Construction, the power plant project. Savage seconded the motion and Langland opposed. The motion passed 6-1. The motion will be presented to City Council in a special meeting next week before the bids expire.**

**Adjourn**

The meeting was adjourned at 7:29 a.m.

ATTEST:

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Jill Falk, Utilities Office Manager

**City of Mountain Lake  
Regular City Council Meeting  
Mountain Lake City Hall – 930 Third Ave  
Monday, October 6, 2025  
5:45 p.m.**

Members Present: Bryan Bargen, Darla Kruser, Andrew Ysker, Mike Nelson

Members Absent: Jeff Jack

City Staff Present: Michael Mueller City Administrator; Louis Norell Police Chief

Others Present: Doug Regehr, Deanna Anderson

**Call to Order**

The meeting was called to order by Mayor Nelson at 5:45 p.m.

**Approval of Agenda & Consent Agenda**

Motion by Bargen, seconded by Kruser to approve the agenda and consent agenda as presented.

Motion carried 4 – 0.

Bills: Checks #29496-29537, 1529E – 1559E

Payroll: Checks #69068-69087

Approve August 13 Library Board Minutes, Report & Expenditures

Approve September 11 Utilities Commission Minutes

Approve September 15 & 29 City Council Minutes

Approve September Street Department Report

Approve Alliance Church Street Closure Request, Trunk or Treat, October 31<sup>st</sup>, 5<sup>th</sup>

Avenue between 8<sup>th</sup> St & 9<sup>th</sup> St, from 4-7:30pm

**Public**

No comment

**Police**

Louis Norell Police Chief presented two bids to replace a 2017 police vehicle. Motion by Kruser, seconded by Bargen to approve the bid from North Country GM for the purchase of a 2026 Chevrolet Tahoe police vehicle in the amount of \$55,082.72. Motion carried 4 – 0.

**City Administrator**

2025 Q3 revenues and expenses were reviewed. The City approved several major expenditures not included in the original budget, including the EDA land purchase for Lakeview Estates Phase

II, the hotel agreement allowing public pool access, a full HVAC replacement at City Hall, City Park upgrades (Spray Way Misters), and the new fire and ambulance hall. The City received grant funding for the HVAC project and park upgrades, while the remaining expenditures will be funded through savings.

#### Union Negotiations

Motion by Ysker, seconded by Kruser to approve \$5 Holiday On Call Pay for Police Officers in their upcoming contract, starting 1/1/2026. Motion carried 4 – 0.

#### Roundtable

An update was given to the council regarding board and commission meetings.

#### Adjourn

The meeting was adjourned at 6:20 p.m.

ATTEST:

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Michael Mueller, Administrator/Clerk

**ORDINANCE NO. 2-25**

An Ordinance of the City of Mountain Lake amending the Mountain Lake City Code in relation to data centers.

Be it ordained that the Mountain Lake City Code is amended by adding “7. Data Centers” to Section 9.30, Subdivision 3, to read as follows:

**Section 9.30 . (I) INDUSTRIAL DISTRICT.**Subdivision 3. Conditional Uses.

## 7. Data Centers

Passed and approved this 20<sup>th</sup> day of October, 2025

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Mayor

ATTEST:

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City Administrator

## CONDITIONAL USE PERMIT APPLICATION

### City of Mountain Lake

#### CONDITIONAL USE PERMIT APPLICATION FEE - \$

(All fees payable upon submittal of completed application)

Please complete the application by typing or printing in ink. If the spaces provided are insufficient, use additional sheets.

1. *Name of Owner: (First) (Middle) (Last)* \_\_\_\_\_ (Phone) \_\_\_\_\_  
 C-MN Data Centers Inc. \_\_\_\_\_ 573-935-7831

2. *Address of Owner: (Street and PO Box No.) (City) (State) (Zip)*  
 16192 Coastal Highway ,Lewes, Delaware 19958,  
 USA

3. *Name of Applicant: (First) (Middle) (Last)* \_\_\_\_\_ (Phone) \_\_\_\_\_  
 Anthony Levesque \_\_\_\_\_ 573-935-7831

4. *Address of Applicant: (Street and PO Box No.) (City) (State) (Zip)*  
 204 rue du St-Sacrement, bureau 500, Montréal (Québec) H2Y 1W8

5. *Street Address of Property Involved:*  
 2203 3rd Ave, Mountain Lake, MN 56159, United States \_\_\_\_\_

6. *Complete Legal Description of Property Involved & PID No.*  
 Commercial Land with an existing structure. \_\_\_\_\_

7. *State exactly what is intended to be done on or with the property that requires the conditional use permit:*  
 We intend to build a Data Centers for High Density Computing  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

The following information must be submitted with this application if requested.

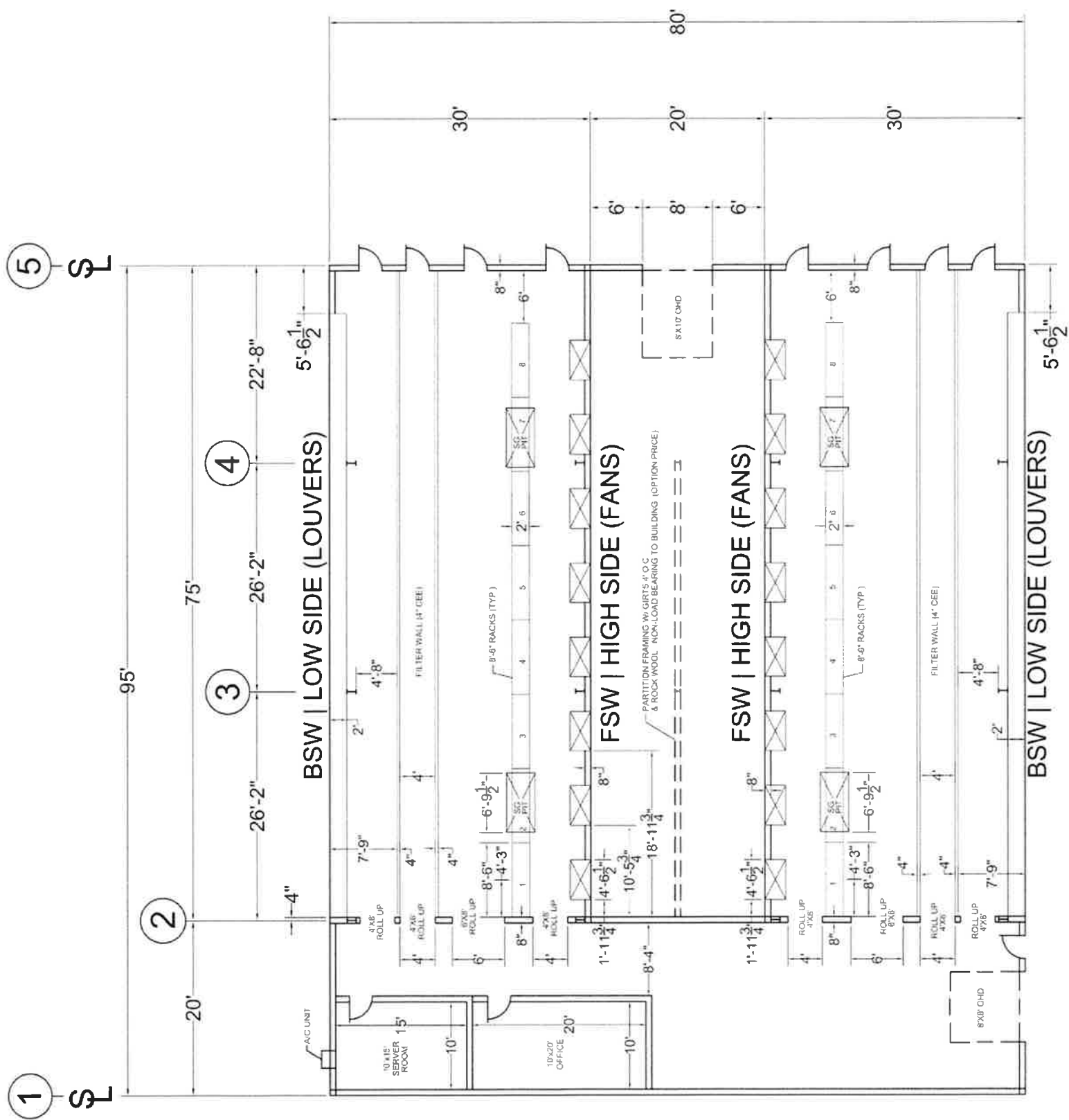
A. Site Plan (showing parcel and building dimensions) B. Location of all buildings and their square footage C. Curb cuts, driveways, access roads, parking spaces, off-street loading areas and sidewalks D. Landscaping and screening plans E. Drainage plan F. Sanitary sewer and water plan with estimated use per day G. Soil type H. Any additional data reasonably required

**Signature:** The above statements are true and correct to the best of my knowledge.

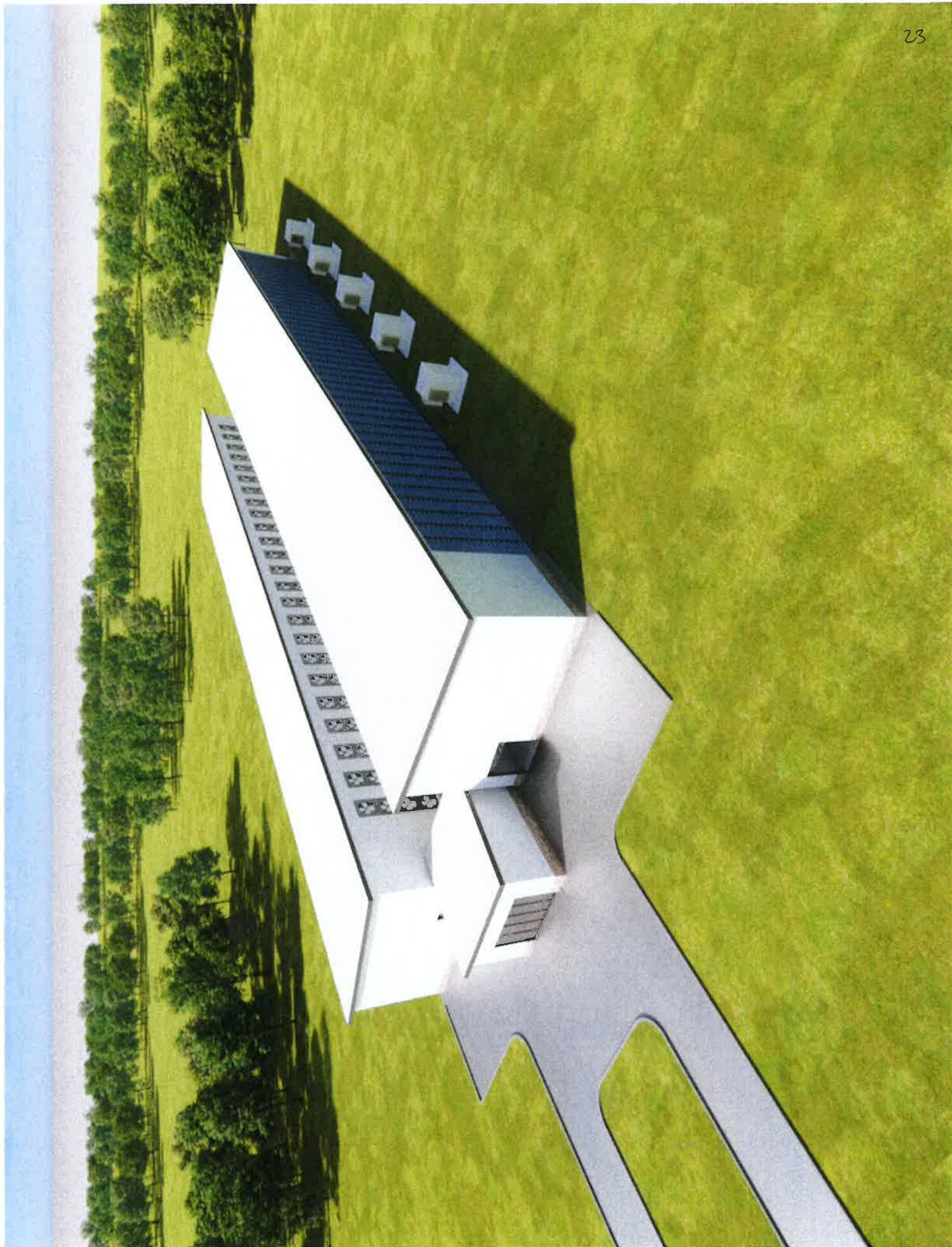
**Applicant Signature:** \_\_\_\_\_ 

**Property Owner Signature:** \_\_\_\_\_

**Date:** Sept 30 2025 \_\_\_\_\_









**ORDINANCE NO. 3-25**

An Ordinance of the City of Mountain Lake amending the Mountain Lake City Code in relation to tiny homes.

Be it ordained that the Mountain Lake City Code is amended by adding Section 9.18

TBD

**Section 9.18 TINY HOMES**Subdivision 1.

Changing our code to allow tiny homes with 3500 sq ft lot sizes, standard setbacks, and they would still need to follow the MN Building Code

**Resolution # 17-25**  
**Certification of Unpaid Utility Charges**  
**City of Mountain Lake, MN**

**WHEREAS** the City Council of the City of Mountain Lake, Minnesota acknowledges that the Mountain Lake Utilities Accounts listed below have unpaid utility charges; and

| <b>Parcel Identification<br/>Number</b> | <b>Amount Attached</b> |
|-----------------------------------------|------------------------|
| 22.610.0770                             | \$609.91               |
| 22.321.0070                             | \$1,157.98             |
| 22.520.0630                             | \$2,399.44             |
| 22.611.0650                             | \$881.75               |
| 22.824.0070                             | \$1,730.45             |
| 22.441.0020                             | \$1,037.99             |

**WHEREAS** the cost of the utilities has been billed to the account holders and to this date remain unpaid; and

**WHEREAS** Minnesota Statutes, Chapter 444.075 (Subd. 3e) allows unpaid utility charges to be certified to the county auditor for collection as other taxes are collected and provides a procedure for such certification; and

**WHEREAS** City Ordinance 3.05 Subd. 8 allows unpaid utility charges to be made a lien upon the premises served and provides a procedure for certification;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Mountain Lake, Minnesota that it approves the certification as listed above, payable in a single installment at an annual rate of 4% interest beginning on January 1, 2026.

**BE IT FURTHER RESOLVED** that the City Clerk is hereby authorized and directed to certify the same to the County Auditor.

Adopted by the Council this 20<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Mike Nelson, Mayor

ATTEST: \_\_\_\_\_  
Michael Mueller, City Administrator

EXTRACT OF MINUTES OF A MEETING OF THE  
CITY COUNCIL OF THE CITY OF MOUNTAIN LAKE, MINNESOTA

HELD: OCTOBER 20, 2025

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Mountain Lake, Cottonwood County, Minnesota, was duly held at City Hall Council Chambers on October 20, 2025, at 5:45 P.M., for the purpose, in part, of calling for a public hearing on the intention to issue general obligation capital improvement plan bonds and the proposal to adopt a capital improvement plan therefor.

The following members were present:

And the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION NO. 18-25

RESOLUTION CALLING PUBLIC HEARING ON THE INTENTION TO ISSUE  
GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS AND THE  
PROPOSAL TO ADOPT A CAPITAL IMPROVEMENT PLAN THEREFOR

WHEREAS, pursuant to Minnesota Statutes, Section 475.521 the City of Mountain Lake, Minnesota (the "City") may issue bonds to finance capital expenditures under its capital improvement plan (the "Plan") without an election provided that, among other things, prior to issuing general obligation capital improvement plan bonds (the "Bonds") the City adopts the Plan after holding a public hearing thereon and publishing a notice of its intention to issue the Bonds and the date and time of a hearing to obtain public comment on the issuance of the Bonds and adoption of the Plan; and

WHEREAS, the City Council of the City (the "Council") will hold a public hearing on November 19, 2025 on its intention to issue the Bonds and to adopt the Plan; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain Lake, Minnesota, that the Council hereby calls for a public hearing on its intent to issue the Bonds and to adopt the Plan, the public hearing to be held on the date and time set forth in Exhibit A attached hereto. The Council is hereby directed to cause the notice of public hearing to be published at least 14 but not more than 28 days before the date of the public hearing in the official newspaper of the City or a newspaper of general circulation in the City.

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon the resolution was declared duly passed and adopted.

STATE OF MINNESOTA  
COTTONWOOD COUNTY  
CITY OF MOUNTAIN LAKE

I, the undersigned, being duly qualified and acting City Administrator/Clerk of the City of Mountain Lake, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council, duly called and held on the date therein indicated, insofar as such minutes relate to the City Council calling a public hearing on the intention to issue general obligation capital improvement plan bonds and the proposal to adopt a capital improvement plan therefor.

WITNESS my hand on October 20, 2025.

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City Administrator/Clerk

## EXHIBIT A

## CITY OF MOUNTAIN LAKE, MINNESOTA

NOTICE OF PUBLIC HEARING ON INTENTION TO ISSUE  
GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS  
AND THE PROPOSAL TO ADOPT A CAPITAL IMPROVEMENT PLAN THEREFOR

NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of Mountain Lake, Minnesota (the "City"), will meet on November 19, 2025, at 5:45 P.M., at the City Hall Council Chambers, 930 Third Avenue, Mountain Lake, Minnesota, for the purpose of conducting a public hearing on (a) the intention to issue general obligation capital improvement plan bonds, in one or more series, in an amount not to exceed \$2,100,000 and (b) the proposal to adopt a capital improvement plan therefor. The proceeds of the bonds will be used to finance the acquisition and betterment of a public safety facility to be used as a fire /ambulance hall located in the City.

If a petition requesting a vote on the issuance of the bonds is signed by voters equal to five percent of the votes cast in the City in the last municipal general election and is filed with the City within thirty days after the public hearing, the bonds may only be issued upon obtaining the approval of the majority of the voters voting on the question of issuing the bonds.

All interested persons may appear at the November 19, 2025 public hearing and present their views orally; or if in writing contact the City Administrator/Clerk's office at 930 Third Avenue, Mountain Lake, MN 56159 or 507-427-2999.

BY ORDER OF THE CITY COUNCIL

/s/ Michael Mueller, City Administrator/Clerk