

Regular City Council Meeting
Mountain Lake City Hall
Monday, November 17, 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 #29595 - 29628, 1588e – 1601e (1-7)
 - b. Payroll: Checks #69125 - 69173
 - c. Approve October 14 Lake Commission Minutes (8-9)
 - d. Approve October 20 EDA Minutes (10-11)
 - e. Approve October 23 Utilities Commission Minutes (12-13)
 - f. Approve November 3 City Council Minutes (14-15)
 - g. Approve October Street Department Report (16)
 - h. Hire Noel Rodriguez & Brandon Shultz, Fire Department
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. Data Center
 - a. Discussion/Action – Approve/Deny CUP – Resolution #19-25 (30)
5. City Administrator
 - a. Discussion/Action – Bond Rating/ Projects
 - b. Discussion/Action – Non Union Pay
6. Roundtable
 - a. Discussion –Board/ Commission Appointments for 2026 (31-35)
7. Adjourn

Special City Council Meeting – 5:45PM, Wednesday November 19th
Regular City Council Meeting – 5:45PM, Monday December 1st
Truth-In-Taxation Meeting 6:00PM, Monday, December 1st

Lake Commission Meeting

Tuesday, October 14, 2025, 6:30 p.m.

Members Present: Randy Loewen, Chad Klassen, Dave Bucklin, Stan Bennett, Jean Haberman, Janell Barga, Jon Beyer

Guests Present: Michael Mueller, Mike Nelson, Vern Peterson

Chair Loewen called the meeting to order at 6:30 p.m. M/S/P Bucklin/Barga to approve the agenda and minutes of the September 8, 2025 meeting.

Treasurer's Report (9/4/2025)

Weed Harvester Income/Expense:

Ending Balance: **\$31,239.36**

Trail Income/Expense:

Beginning Balance:	\$15,603.79
Mastic for trail	(1,822.86)
Mastic for trail	(1,818.18)
Loon Sign (by boardwalk)	(24.21)
Paint for trail (#1 & SLOW markings)	(23.37)
Fuel – Hauling aluminum recycling	(70.65)
Tordon Herbicide	(86.53)
Interest Earnings (August 2025)	<u>166.42</u>
Ending Balance:	\$11,924.41

M/S/P Bennett/Bucklin to approve the Treasurer's Report

An email from Rachel Yoder expressed several concerns regarding the trail. The issues in question were referred to the City.

Lake: Many thanks to Hoek Outdoors for moving the fishing pier to its winter location on Sept. 24th.

Trail Projects:

- **Trail crack repair:** The city applied Mastic to the cracks on the south side of the trail – from the boardwalk to the trail along Co. Rd. 44.

- **Trail Safety:** Dave will paint, "Be Kind...Use a Bell", on the trail to warn bikers to slow down when passing pedestrians.
- **Memorial Bench:** Vern Peterson is getting an estimate from Andy Freitag (Kingdom Builders Masonry LLC) for a cement pad by the fire pit at the beach. Three benches and a plaque will be placed on the pad in memory of Jim Peterson.
- **Can Bin:** The can bin will be emptied on Tues., Oct. 21, at 4:30 p.m.
- **Overgrown shrubbery:** The City will do some trimming of overgrown vegetation on the trail easement along Yoder's property.

Next meeting will be Monday, Nov. 10, 2025 at 6:30 p.m.

Respectfully submitted,
Jean Haberman, Secretary

Economic Development Authority
Monday, October 20, 2025
12:00 p.m. – 1:00 p.m.
Mt. Lake City Hall

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

ABSENT: Phil Skow

CITY ADMINISTRATOR: Michael Mueller

STAFF: Rod Hamilton and Tabitha Garloff

1. CALL TO ORDER. President Syverson called the meeting to order at 12:01 p.m.
2. Motion to Approve Consent Agenda
Consent Agenda:
 - a. Approval of September 22, 2025, Meeting Minutes.
 - b. Approval of Financial Reports and Bills. Motion made by Darla to approve the consent agenda as presented. Seconded by Mike. Motion carried.
3. Hotel Update. Rod gave an update stating that the property utilities has been flagged for construction, the developer said the bank has received all necessary documents and should have final approval on Friday, and equipment will be on site after bank decision. Further discussion included how draws from the city funds will happen. Rod stated dirt work will take approximately 1 week and then the concrete crew will come in followed by the construction crew. The plan is to have the shell up before it snows, then the crew will do inside work over the winter. The developer reported to Rod that Blue Sky Management will be the management company, and their plan is to be ready to open Summer of 2026.
4. Update of Small Cities Development. Rod reported that the program is moving along nicely. Rod, Tabitha and Michael attend monthly zoom meetings with detailed updates. 13 residential homes and 3 commercial businesses are currently utilizing the grant funds.
4. GENERAL DISCUSSION:
 - a. Next Regular Board Meeting is November 17, 2025
 - b. Other Business.
 - Rod reported that he spoke at a Lion's Club meeting.
 - Rod gave an update on the wind tower company and reported that they are in negotiations with an area business on the leasing of buildings.
 - Discussed forming an investment group for future developments.
 - Hall's Handy Heating has provided Tabitha with their license and bonding information. Tabitha reported that fall inspections have been completed.
 - Rod and Tabitha are working on getting updates on the Mountain Lake Christian School daycare building. They will be provided to the board when received.

2.

- Proposed fire hall update. Plumbers started working on the plumbing today. Concrete will likely be poured in the next week. Rod gave the reminder that this is a private developer project and not a city project.
- Rod stated he had a conference call with DEED regarding additional funding for the 12-unit apartment project. Minnesota Housing Partnership made a request for a second bid. The developer is waiting to receive that bid. Rod stated that the EDA/City/Developer are not requesting a second bid.

5. ADJOURN. President Syverson adjourned the meeting at 12:35 p.m.

**Mountain Lake Utilities Commission Meeting
Mountain Lake City Hall
Thursday, October 23, 2025
7 AM**

Members Present: David Savage; Todd Johnson; Sue Garloff; Dean Janzen; Mark Langland;
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; Taylor
Nesmoe; Water/Wastewater Foreman; Scott Pankratz; Water/Wastewater

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 October 9th Minutes and Check Numbers 24468 - 24480 (786E-799E). Motion carried.

Electric Department

The new power plant will finally begin production. Journey Construction is scheduled to start on November 3rd. The new transformer has arrived and is being housed on the empty lot. The discussion is still ongoing regarding whether a fence will be placed around it to reduce potential damage.

Water/Wastewater

Castle Drive lift station repairs have been completed. The new pumps are installed, and everything is running as expected. Nesmoe mentioned that a new representative from Automatic Systems came to inspect Well #7. He took measurements, and between the two associates, hopefully the well can be repaired soon. Nesmoe also stated that he was able to demo the new Jetter truck from Flexible Piping. A 2022 model is available and ready for purchase at \$300,000. There are around 40,000 miles and five hundred hours of driving time on it. The representative will look into the specifications of our Jetter to calculate the trade-in value. Nesmoe will also reach out to Macqueen Equipment for a price comparison.

City Administrator

Along with the power plant project starting next week, the hotel should begin construction as well. The second public hearing with Planning and Zoning for the data center is scheduled for November 6th. This is for a conditional use permit. The facility will be located at 2203 Third Avenue and the owner plans to have three employees. There will be no backup generators and minimal water usage. The data center will also cover the upfront costs of the transformer and switchgear; however, the utilities will pay back the cost over time and will own the equipment.

Mueller provided a recommendation for the Commission/ City to enter into a power sales contract with CMPAS for wind energy. Xcel Energy is currently selling off its smaller facilities, and CMPAS intends to submit a bid to purchase the associated power sales contract.

Through this agreement, the City of Mountain Lake would receive 1 MWh of wind-generated power. Mueller noted that while the WPPI contract will be reduced, the City will continue to receive Renewable Energy Credits (RECs) and carbon-free credits through other contracts. **A motion was made by Janzen and seconded by Langland for a recommendation for City Council to approve the power sales contract with CMPAS. The motion passed.** Nesmoe wanted to discuss the possible leasing of the Fourth Avenue lift station property to Federated Broadband. They are looking for a location to place a six-by-ten-foot hut for their headquarters while they are adding broadband in town. There were no issues with leasing out a small part of the property.

Adjourn

The meeting was adjourned at 7:22 a.m.

ATTEST:

Jill Falk, Utilities Office Manager

**City of Mountain Lake
Regular City Council Meeting
Mountain Lake City Hall – 930 Third Ave
Monday, November 3, 2025
5:45 p.m.**

Members Present: Bryan Bargen, Andrew Ysker, Jeff Jack, Mike Nelson

Members Absent: Darla Kruser

City Staff Present: Michael Mueller City Administrator

Others Present: Deanna Anderson, Mary Grack

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 Ysker to add DEED Small Cities update to the agenda. Motion carried 4 – 0. Motion by Bargen, seconded by Jack to approve the agenda and consent agenda as amended. Motion carried 4 – 0.

Bills: Checks #29567-29594, 1577e-1587e

Payroll: Checks # 69124-69140

Approve October 9 Utilities Commission Minutes

Approve October 20 City Council Minutes

Approve \$71,958.68 Transfer from Police Savings to General Fund

Approve \$71,033.37 Transfer to Street Department Savings

Accept Emily Bentson Resignation, EMT

Public

No comment

Power Sales Agreement – Purchase Wind Energy

Power Sales Agreement was reviewed. The Power Sales Agreement is between Central Municipal Power Agency/Services and the City of Mountain Lake to purchase wind energy. This wind energy contract will help with our renewable energy and carbon free obligations. Additionally, it helps stabilize our electricity rates by reducing reliance on purchasing power on the open market. Motion by Jack, seconded by Bargen to approve the power sales agreement. Motion carried 4 – 0.

Public Hearing – Small Cities Update

Mary Grack presented an update on the DEED Small Cities Development Program (SCDP) in Mountain Lake. SCDP provided Mountain Lake with \$759,000 in funding to both residential and commercial property owners. For residential owners, the program supported rehabilitation and improvement of owner-occupied housing that serves low- to moderate-income households, including upgrades to roofs, siding, windows, plumbing, electrical systems, and accessibility features. For commercial property owners, the program funded rehabilitation of commercial buildings, such as façade improvements, structural repairs, ADA compliance, and energy efficiency upgrades, in the downtown area. Projects primarily benefited low- to moderate-income individuals, address blight, or eliminate urgent threats to public health or safety. An overview of the projects in Mountain Lake were presented.

City Administrator

The meeting was closed at 6:20 p.m. for the purpose of the City Administrator's performance evaluation and reopened at 7:00 p.m. Following the closed session, the City Administrator's evaluation was completed, no action taken.

Roundtable

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

Adjourn

The meeting was adjourned at 7:00 p.m.

ATTEST:

Michael Mueller, Administrator/Clerk

October Street Dept. Report

- Tar 15th Street North
- Cement north sidewalk in city park
- Landscape EDA sign by highway 60
- Shut down parks and campground and winterize
- Install diggers on north side of city park
- Dirt work on north side of city park. Seed, fertilize, water grass
- Put new tires on skid loader
- Mount three benches at city park
- Mow Lawcon Park, cemetery, and campground
- Maintenance on #20
- Remove commercial lot sign by Highway 60
- Trim bushes, shrubs, trees at Heritage Estates
- Sweep leaves on streets
- Fill in hole at North Klein property
- Pick up garbage cans and bike racks
- Put wing on motor grader and prep snow pusher and bucket

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

Subdivision 4. Conditional Use Permits.

- A. Application. Applications for conditional use permits shall be made to the Zoning Administrator together with required fees. The application shall be accompanied by a site plan showing such information as is necessary to show compliance with this Chapter, including but not limited to:
1. Description of site (legal description).
 2. Site plan drawn to scale showing parcel and building dimensions.
 3. Location of all buildings and their square footage.
 4. Curb cuts, driveways, access roads, parking spaces, off-street loading areas and sidewalks.
 5. Landscaping and screening plans.
 6. Drainage plan.
 7. Sanitary sewer and water plan with estimated use per day.
 8. Soil type.
 9. Any additional written or graphic data reasonably required by the Zoning Administrator or the Planning Commission.
- B. Procedure.
1. The Zoning Administrator shall forward said application to the Planning Commission for consideration at its next regular meeting.
 2. The Planning Commission shall set a date for the official public hearing. Notice of such hearing shall be published in accordance with State law and notice shall be published at least once in the official paper of the City and mailed to individual properties within three hundred fifty (350) feet of the parcel included in the request not less than ten (10) days nor more than thirty (30) days prior to the date of said hearing. Failure of a property owner to receive said notice shall not invalidate any such proceedings.
 3. The Planning Commission shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce any adverse effects, and shall make a recommendation to the Council within sixty (60) days after the first regular meeting at which the request was initially considered.

4. Upon receiving the report and recommendation from the Planning Commission, the Council shall have the option of holding a public hearing if necessary and may impose any conditions deemed necessary. Approval of a conditional use shall require passage by a majority vote of the full Council.
- C. Standards. No conditional use shall be recommended by the Planning Commission unless said Commission shall find:
1. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
 2. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.
 3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
 4. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
 5. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
 6. That proper facilities are provided which would eliminate any traffic congestion or traffic hazard which may result from the proposed use.
 7. The demonstrated need for the proposed use.
 8. The proposed use is in compliance with the City Land Use Plan.







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NOTICE OF PUBLIC HEARING

The City of Mountain Lake Planning and Zoning Commission will hold a public hearing on Monday, October 20, 2025, at 5:15 p.m. in the Council Chambers at City Hall, Mountain Lake, Minnesota. The City Council of Mountain Lake will also hold a public hearing on Monday, October 20, 2025, at 5:45 p.m. in the Council Chambers at City Hall, Mountain Lake, Minnesota.

The purpose of the hearing is to consider the following items:

1. Proposed City Code Amendment—To update City Code Section 9.30—Industrial District, Subdivision 3. Conditional Uses to include Data Centers as a conditional

use.

2. Conditional Use Permit—To receive public input on a Conditional Use Permit application for a Data Center located at 2203 3rd Avenue in the City of Mountain Lake.

3. Proposed City Code Amendment—To review and gather public input on an amendment related to Tiny Homes in City Code, including potential zoning and permitting standards.

All persons wishing to comment on any of the proposed code amendments or conditional use permits are encouraged to attend the hearing and will be given an opportunity to be heard. Written comments may also be submitted to City Hall prior to the hearing date.

(314—Oct. 8, 2025)

NOTICE OF PUBLIC HEARING

The City of Mountain Lake Planning and Zoning Commission will hold a public hearing on Thursday, November 6, 2025, at 5:45 p.m. in the Council Chambers at City Hall, Mountain Lake, Minnesota.

The purpose of the hearing is to consider the following item:

Conditional Use Permit—To receive public input on a Conditional Use Permit application for a Data Center located at 2203 3rd Avenue in the City of Mountain Lake.

All persons wishing to comment on the conditional use permit are encouraged to attend the hearing and will be given an opportunity to be heard. Written comments may also be submitted to City Hall prior to the hearing date.

(316—Oct. 29, 2025)

Step by Step Explanation of how the Utilities charge a Data Center:

87,600 MWh - This is the total amount of energy within a year.

Load Factor- This is a measure of how steadily the electricity is used over time; higher load factor means electricity is used more evenly and efficiently.

Mill Adder - "Mill" means one-thousandth of a dollar (\$0.0001)

Put it all together: You multiply the total energy (MWh) by how efficiently it's used (load factor) and by a small rate adjustment (mill adder) to find our total gross margin.

$87,600 \text{ MWh} \times \text{Load Factor (95\%)} \times \text{Mill Adder} = \text{Total Gross Margin}$

Let's break it down numerically:

1. **MWh sold:** 87,600
2. **Load factor:** $95\% = 0.95$
3. **Mill adder:** (this is the variable — a *mill* is 1/1000 of a dollar per kWh, or \$1 per MWh)

So the formula is:

$\text{Total Gross Margin} = 87,600 \text{ MWh} \times 0.95 \times (\text{Mill Adder})$

Utilities are negotiating 5 mills per kWh or \$5.00 per MWh

Then:

$87,600 \times 0.95 \times 5 = 416,100$

✓ **Total Gross Margin = \$416,100**

The data center will pay for energy at **market rates**, either through the day-ahead or real-time market. No energy contracts will be executed, and the City/Utilities will not assume any risk or cost for energy pricing.

The data center is **curtailable**, meaning they don't pay for capacity or demand reservation, and they can be shut down if the national electrical grid is strained or overloaded. The local distribution grid will **not be affected** by the data center. The only exception is the 69 kV transmission line supplying power to our community, which will experience additional wear and tear. The 69 kV line has a capacity of **40 MW**; the City currently uses **6.5 MW**, and the data center is expected to draw approximately **10 MW**, or roughly **half of the line's capacity**. The data center will receive power directly from the 69 kV line through a **new or refurbished transformer** that they will purchase, along with a **new dedicated feeder** serving only their facility. This setup ensures there will be **no strain or impact** on the City's distribution system.

No diesel generators or back generation on site.

There will be **no excess water usage**; only City water will be used for bathrooms. The data center will operate a **closed-loop system**, with purified water purchased and shipped on-site for cooling and process needs.

Staffing is expected to be minimal, with **three employees for a 10 MW load** and **five employees for a 20 MW load**, should the facility expand its energy usage.

Findings of Fact

Conditional Use Permit – Data Center on Parcel Identification Number (PIN) 22.034.0303 City of Mountain Lake

FACTS

1. The conditional use was submitted in compliance with city code. An application and application fee have been submitted by Anthony Levesque, Chief Executive Officer of AAIM Data-Centers, as required by Mountain Lake City Code Section 9.70 Subdivision 4 Conditional Use Permits; and Section 9.30 Subdivision 3. AAIM Data-Centers is requesting a Conditional Use Permit for the construction up to 12,000 square foot Data Center, estimated value of \$2,500,000.
2. The conditional use request was made public in compliance with city code and state law. The Notice of Public Hearing was published on October 8, 2025 at least 10 days but no more than 30 days in the Mountain Lake Observer Advocate, posted in City Hall, and on the city's website. The public hearing occurred at 5:15 p.m. on Monday, October 20, 2025. Property owners within 350 ft. of the property received notification of the hearing.
3. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The conditional use has a set of site plans to plan for the redevelopment of the lot. No concerns were made from neighboring properties.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area. To the east and west of the proposed project is Balzer, Future Growth Inc. To the south is farmland and to the north is Actus Nutrition (Milk Specialties) and a single family home.
5. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. Utilities have been incorporated in the site plans. Water and sewer will be connected from the south. The data center will need to start a new utility account once the building has been built. A driveway is already existing on site.
6. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Adequate off-street parking has been planned for and meet requirements in City Code Section 9.50 Subdivision 4.

7. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. The only concern is noise and vibration from the data center. Minnesota's noise pollution rules are based on statistical calculations that quantify noise levels over a one-hour monitoring period. The L10 calculation is the noise level that is exceeded for 10 percent, or six minutes, of the hour, and the L50 calculation is the noise level exceeded for 50 percent, or 30 minutes, of the hour. There is not a limit on maximum noise.
- For statutory limits for an industrial district/manufacturing location are L10 = 80 dBA and L50 = 75 dBA during the daytime (7:00 a.m. – 10:00 p.m.) and L10 = 80 dBA and L50 = 75 dBA during the nighttime (10:00 p.m. – 7:00 a.m.) (Minn. R. 7030.0040). This means that during the one-hour period of monitoring, daytime noise levels cannot exceed 80 dBA for more than 10 percent of the time or 75 dBA more than 50 percent of the time.

The proposed building is modeled after a data center located in Blue Earth, Minnesota. On November 6, 2025, Council Members Bryan Bargen and Andrew Ysker, along with City Administrator Michael Mueller, visited the Blue Earth data center to gather additional information. Sound measurements were recorded at the facility, showing 68 dBA adjacent to the building and 60 dBA at a distance of approximately 40 yards. During the measurements, wind conditions were strong, with gusts reaching up to 27 mph. That same day, sound measurements were also taken at Milk Specialties, where the dBA levels were found to be similar to those of the proposed data center. All other measures were reviewed and it was determined that these will not be a disturbance to neighboring properties.

8. That proper facilities are provided which would eliminate any traffic congestion or traffic hazard which may result from the proposed use. No concerns for traffic congestion or traffic hazards.
9. The demonstrated need for the proposed use.
Without the conditional use permit, the project would not be able to proceed.
10. The proposed use is in compliance with the City Land Use Plan.
In the Mountain Lake Comprehensive Plan, Section 3 Goal # 2 is 'Support the development of a strong, diversified, and growing economic base and create a favorable climate for economic development and ongoing business activities' and Goal #4 is "Plan for the orderly, efficient and fiscally responsible growth of commercial and industrial development in Mountain Lake." The proposed use would support both of these goals.
11. The Mountain Lake Planning & Zoning Commission met at 5:15 p.m. on October 20, 2025 in the council chambers as well as 5:45pm on November 6, 2025 in the council chambers. A public hearing was held to discuss the advisability of approving a conditional use permit to build a new data center. The public members who were present

at the meeting objected to this conditional use permit. The Commission recommended to the City Council to approve the application.

12. The Mountain Lake City Council met at 5:45 p.m. on November 17, 2025 in the council chambers to discuss the advisability of approving a conditional use permit to build a new data center. The public members who were present at the meeting objected to the conditional use permit. The conditional use permit was **approved/denied** unanimously by the city council.

RESOLUTION #19-25

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO
ALLOW A DATA CENTER IN THE INDUSTRIAL DISTRICT ON
PARCEL NUMBER 22.034.0303,
PROPERTY ADDRESS: 2203 3RD AVENUE MOUNTAIN LAKE, MN 56159**

CITY OF MOUNTAIN LAKE, MINNESOTA

WHEREAS, Future Growth Inc. is the current owner of the above named property; and

WHEREAS, Anthony Levesque of AAIM Data Centers has requested to build a data center at the above named property once the property is purchased; and

WHEREAS, said property is presently zoned as 'I' Industrial Use District classification, wherein a data center is an allowable conditional use; and

WHEREAS, Anthony Levesque submitted to the City an application for a conditional use permit to allow a data center on above named property as set forth in Mountain Lake City Code Section 9.70 Subdivision 3 Number 10; and

WHEREAS, the City of Mountain Lake Planning and Zoning Commission conducted public hearings on October 20, 2025 and November 6, 2025 to consider said conditional use permit application and at the conclusion of said hearing passed a motion recommending the approval of a conditional use permit with no additional conditions; and

WHEREAS, the Mountain Lake City Council upon the recommendation of the Planning and Zoning Commission considered granting a conditional use permit to allow a data center at the above named property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN LAKE, MN: That a conditional use permit allowing a data center on the above named property is hereby approved; and,

BE IT FURTHER RESOLVED BY SAID CITY COUNCIL that this Resolution shall become effective after its passage and approval.

PASSED AND ADOPTED by the City Council of the City of Mountain Lake, MN on this 17th day of November, 2025.

ATTEST:

Mike Nelson, Mayor

Michael Mueller, City Administrator/Clerk

2025 Designations and Appointments as

ELECTED OFFICIALS

Mayor Mike Nelson	Term ends 12/31/26
Council Member Andrew Ysker	Term ends 12/31/26
Council Member Bryan Bargaen	Term ends 12/31/26
Council Member Darla Kruser	Term ends 12/31/28
Council Member Jeff Jack	Term ends 12/31/28

ANNUAL DESIGNATIONS AND APPOINTMENTS

Acting Mayor	*Andy Ysker
Street Department	*Daron Friesen
Official Legal Publication	*Observer/Advocate
City Attorney	*Campbell Knutson
City Forester and Weed Inspector	*Daron Friesen
Emergency Management Director	**Louis Norell
Fire Chief	*Tim Coners
Ambulance Corps Director	*Emily Adrain
Water License Holder	**Taylor Nesmoe
Wastewater License Holder	*Taylor Nesmoe
HIPAA Privacy Officer	*Michael Mueller
Data Practices Compliance Officer	*Michael Mueller
City Assessor	*Cottonwood County
Salary Negotiations	*Council
Official City Depository	*United Prairie Bank
	*Northland Securities
	*LMC 4M Fund

SOCIAL MEDIA ADMINISTRATORS

Police Department Facebook & Nixle	*Louis Norell
	*Jordan Ellis
	*Adam Watkins
	*Ben McHenry
City Facebook	*Tabitha Garloff
	*Michael Mueller

*Reappointment | ** New Appointment

BOARDS AND COMMISSIONS

Library Board - 5 members, 3 year term

*Loida Garcia Quiroga 1/1/25 - 12/31/27
 *Rick Herrig 1/1/25 - 12/31/27
 **Rachel Bucklin 1/1/23– 12/31/25
 **Carol Lehman 1/1/23 - 12/31/25
 **Rochelle Maxwell 1/1/24 - 12/31/26
 *Andrew Ysker, City Council Liaison

Utilities Commission – 5 members, 3 year term

*David Savage 1/1/24– 12/31/26
 *Mark Langland 1/1/24 - 12/31/26
 *Susan Garloff 1/1/25 - 12/31/27
 *Todd Johnson 1/1/25 - 12/31/27
 *Dean Janzen 1/1/25 - 12/31/27
 *Jeff Jack, City Council Liaison

Planning and Zoning Commission – 7 members, 3 year term

*Hugh Simon 1/1/23– 12/31/25
 *Andy Ysker, Council 1/1/24 - 12/31/26
 *Nik Strom 1/1/24 - 12/31/26
 *Travis Smith 1/1/25 - 12/31/27
 *Douglas Regehr 1/1/25 - 12/31/27
 *Dean Janzen 1/1/25 - 12/31/27
 Bryan Barga, Council 1/1/23– 12/31/25
 *Steve Carson, Building Inspector

*Reappointment

** New Appointment

Economic Development Authority – 7 members; appointed members, 3 year term; council representatives, 2 year term

*Darla Kruser, Council	1/1/25 - 12/31/26
*Mike Nelson, Council	1/1/25 - 12/31/26
**Travis Smith	1/1/24 - 12/31/26
*Steve Syverson	1/1/25– 12/31/27
**Eileen Augustin	1/1/23 - 12/31/25
**Kyle Smith	1/1/25 - 12/31/27
**Phil Skow	1/1/23 - 12/31/25
*Vern Peterson, Advisory	
*Clara Johnson, Advisory	

Lake Commission – 7 members, 3 year term

*Jean Haberman	1/1/23– 12/31/25
*Randy Loewen	1/1/23– 12/31/25
*Stan Bennet	1/1/24 - 12/31/26
*Chad Klassen	1/1/24 - 12/31/26
*Jon Beyer	1/1/25 - 12/31/27
*Janell Bargaen	1/1/25 - 12/31/27
*David Bucklin	1/1/25 - 12/31/27
*Tim Klassen, Advisory	
*Christine Bennett, Advisory	
*Mike Nelson, City Council Liaison	

Police Commission - 5 members, 3 year term

**Jason Kruser	1/1/23– 12/31/25
*Jamie Boldt-Smith	1/1/23– 12/31/25
*Jason Flanagan	1/1/24 - 12/31/26
**Kristopher Thompson	1/1/25 - 12/31/27
**Jacob Samdal	1/1/25 - 12/31/27
**Darla Kruser, City Council Liaison	

*Reappointment

** New Appointment

Tree Commission, 5 members, 3 year term

**Daron Friesen 1/1/25– 12/31/27
 **Nathan Harder 1/1/23– 12/31/25
 *David Bucklin 1/1/24 - 12/31/26
 *Jerry Logue 1/1/24 - 12/31/26
 **Chad Klassen 1/1/23 - 12/31/25
 *Mike Nelson, City Council Liaison
 *Daron Friesen, Advisory

Pow Wow Board

Mike Nelson, Council
 Darla Kruser, Council
 Tabitha Garloff, Secretary/Treasurer

Ambulance Service

*Emily Adrian, Captain
 **Melissa Henry, Assistant Captain
 *Natalie Karschnik, Secretary
 *Darla Kruser, Training Officer
 **Kris Thompson, Training Officer
 *Andrew Ysker, Maintenance
 *Scott Pankratz, Maintenance

Fire Department

*Tim Coners	Chief
*Andrew Ysker	Asst. Chief
*Taylor Nesmoe	President
** Scott Pankratz	Treasurer
** Mark Pankratz	Secretary
*Trey Hopwood	Air Pack Maintenance
*Joey Morey	Air Pack Maintenance

** Dylan Oeltjenbruns	Training Officer
** Jacob Karschnik	Training Officer

*Reappointment
 ** New Appointment

* Jacob Karschnik	“Grass Rigs” Maintenance
* Scott Pankratz	Pumper Unit 18 Maintenance
*Dylan Oeltjenbruns	Rescue Unit 17 Pumper Unit 02 Vehicle Maintenance
*John Turner	Rescue Unit 17 Pumper Unit 02 Vehicle Maintenance
*John Carrison	Rescue Unit 17 Pumper Unit 02 Vehicle Maintenance
*Jordan Brugman	Tanker Maintenance

Relief Association (separate)

*President – Dylan Oeltjenbruns
 *Vice President – Daniel Oeltjenbruns
 *Secretary – John Carrison
 *Treasurer – Alex Schultz

Gambling (separate)

Steve Peters
 Jacob Karschnik
 Trey Hopwood

*Reappointment
 ** New Appointment