

**CITY COUNCIL
PUBLIC HEARING**

7:00 P.M.

Monday, February 10, 2025

Present: Mayor Wade LeBlanc
Ben Bautch
Shane Hoff
James FitzGerald

Excused: Richard DeRosier

Lana Fralich, City Administrator
Joshua Stier, City Engineer Bolton & Menk
Brandon, Bolton & Menk
Cole Ernest, Chief of Police
Micaiah Schubert, Silver Bay Police Dept.
Julie Jensen Ron Bautch
Angie Johnson June Talus
Erica Jensen Wendy Jensen
Paul Jensen Steve & Diane Radle
Carolyn Hudyma Jon Mattila
Chris Mattila

Mayor LeBlanc called the public hearing to order at 6:00 p.m.

Mayor LeBlanc described the purpose for the hearing is to obtain comments regarding the Proposed Improvement No. 2025-01, CSAH 32 Reconstruction: Edison Blvd between Penn Blvd and Horn Blvd, Banks Blvd between Horn Blvd and Davis Drive and MN Statutes, Chapter 429 Property Assessments.

Mayor LeBlanc explained that the Council will open the hearing up for public comments, take comments, and then adjourn the Public Hearing, there will be no decision made by council at this meeting.

Joshua Stier of Bolton & Menk provided information regarding the proposed improvements to the CSAH 32 roadway of Edison Blvd., between Penn Blvd and Horn Blvd, and along Banks Blvd between Horn Blvd and Davis Drive. The pavement is cracking, deteriorating and at the end of its useful life. Lake County holds the contract and will be replacing the streets, new curbs, gutters, and sidewalks. The city has proposed replacing the existing utility lines under the streets. Cost for that project is \$6,640,000 and will be paid for with city funds from utility billing and special property assessments of each property owner. Stier provided information regarding MN Special Assessment Statute 429 by sharing a draft policy which splits the assessments evenly among property owners. Discussion regarding approximate \$8,000 cost of assessment on residential properties but it is dependent on final project costs, commercial properties would be based on size of parcel. Residents may pay assessment in one payment, applied to property taxes for ten year period with interest, or deferment options are

available to those who qualify. Estimated schedule is the County bidding in March 2025, assessment hearing in May 2025, and completion in Fall of 2025.

Mayor LeBlanc asked if there were any written or verbal comments received. Two written comments were received, Dan Camp and Sarah Weidner Camp, 94 Edison, questioned how assessments were to be paid for, replacement of services lines to home, and sidewalk replacement. Nicole VanDenHeuvel, 106 Edison, expressed her concern regarding the financial impact of assessment on her family.

Mayor LeBlanc asked for public comments.

Julie Jensen asked if Horn Blvd was part of this projects, it was noted that utility service lines were not entirely replaced during the previous project on Horn.

June Talus asked for clarification regarding status the proposed shifting of a portion of Davis Drive to new road behind shopping center and utility service lines under Davis.

Julie Jensen asked if soil testing had already been completed on Davis. Joshua Stier replied that soil testing had been complete on Davis when other areas were being tested in an effort to save time and money for the city.

Marcia Oates asked what effect the property assessments would have on the school, Stier replied the school is assessed on a square foot basis. Julie Jensen asked how the Mary Mac and Library would be assessed. David Drown stated the policy has not been adopted yet and public buildings are subject to special assessments.

Erica Jensen asked for clarification regarding churches and Silver Pointe assessments, amounts, and if larger lots are assessed as more than one lot.

Diane Radle asked for clarification on tax rates and higher expenses.

Drown stated it is being recommended to council to assess all properties the same, as project continues the assessments will be higher, and once street is completed the property owner will not be reassessed for when another phase of a project is completed.

Jon Mattila asked about how corner lots are assessed, primarily relating to Sychar Lutheran Churc. Drown clarified property owner will receive one assessment only, no double assessments are being recommended. Chief Ernest recommended using the house address for those on corner lots.

Steve Radle asked what tax year for assessments, Drown replied certifiable 2026 property tax.

Mayor LeBlanc called for any additional public comments.

Julie Jensen asked if having sidewalks on one side of the street was still being

considered.

Erica Jensen asked if there were any grants for those experiencing hardship. Discussion regarding city applying for grants, deadlines, number of commercial properties, and water budget.

Mayor LeBlanc called for a final time any other comments. Hearing none he requested a motion to close the Public Hearing.

Motion by Bautch, second Hoff to adjourn the public hearing at 6:46 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson

Attest:

Wade LeBlanc, Mayor

Lana Fralich, City Administrator