

**CITY COUNCIL  
PUBLIC HEARING**

7:00 P.M.

Monday, June 30, 2025

Present: Mayor Wade LeBlanc  
Richard DeRosier  
Ben Bautch  
James FitzGerald

Excused: Shane Hoff

Lana Fralich, City Administrator	
Joshua Stier, City Engineer Bolton & Menk	
Brandon Mandt, Bolton & Menk	
Cole Ernest, Chief of Police	
Ray Parker	Steve & Diane Radle
Donna Moe	Paul Renneisen
Patricia Renneisen	Maury & Mary Flanagan
Mary Planten-Krell	Rev. Steve Laflamme
Renee Pearson	Lanay Frericks
Jim Frericks	Robert Magnes
Barb Bautch	Jack Dietz
Lisa DeRosier	Greg & Marilyn Johnson
Andy & Leanne Buell	Lana Seipke
Don Seipke	Ron Bautch
Erica Jensen	Wendy Jensen
Annette Lewis	Dean Floen
John Anderson	Carol Carter
Holly Lovold	Scott Schumacher
Natalie A. Walchuck	Lucia J. Ludolph
Jeffrey Blomquist	Steve Elam
Merle McDonald	Jon Mattila
Chris Mattila	Donny Thompson
Vickie Thompson	Cheryl Marolt
Steve Marolt	Todd Rose
Julie Jensen	Robert Sando
Wendy Kimball	Mike Rowlee
Cindy Rowlee	Len Valento
Judy Zupancich	Kelly Looby
Beverly Yoki	Rick Frericks
Susan Frericks	Scott Rose
Jennifer Skaar	Mary & Tom Fredrickson
Gale Fredrickson	Karen Rautio
J. Uldrych	Teri & Juel Salveson
John Grobe	Mark Ness
Jaimie Gnerer	Andrew Bautch
Laurie Larson	Paul Jensen

Debbie Russell  
Sheryl Davidson  
Sean Bergman  
Spencer Walchuck  
Charlie & Susan Michels

Shelley Cheney  
Alex Burcum  
Amy L. Johnson  
Sue Bahar  
Jeff Asmussen

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

Mayor LeBlanc described the purpose for the hearing is to obtain comments regarding the Proposed Assessment for Improvement No. 2025-01, CSAH 32 Reconstruction.

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.

Mayor LeBlanc provided a brief history of the planning in 2023 of the assessment policy.

City Administrator Fralich provided an overview of the city-wide street and utility improvement project for the city, that the overall city-wide project is broken into separate projects, currently only the CSAH 32, and is the only area being assessed. Administrator Fralich reviewed the map of assessed area, cost estimates, how project will be funded, and timeline to the complete projects being dependent upon funding, and that if funding is received would not necessarily lower the assessment but the would offset the additional bonding portion the city.

City Engineer, Josh Stier, of Bolton & Menk, explained details of the CSAH 32 project including street reconstruction, pavement, curbs/gutters, sidewalks, driveways, water, sewer, and storm water line replacements. The CSAH 32 project area will be along Edison Boulevard from Horn Blvd to Penn Blvd, and along Bank Blvd, from Horn Blvd to Davis Drive. He reviewed the MN 429 Statute and how the assessments were applied to residential based on 1 ERU and businesses were applied based on size of property lot. He explained the Owners Rights to Object and Appeal, which must be done in writing by the property owner by the end of the Public Hearing and then property owner must file with the Court. Stier provided information regarding payment options for the assessed properties, interest charges, owners having the option to pay in full prior to being submitted to the County (November 15<sup>th</sup>), timeline for interest accrual, interest rate of 6.25% plus 2% to cover administrative fees incurred by the City, such as Lake County fee of \$50 per parcel charge. Stier further discussed deferment options where the assessment is deferred but interest continues to accrue, for those who are 65 or over, who are retired due to disability, and those serving active military.

Mayor LeBlanc asked if there were any written or verbal comments received. Seven written comments were received and reviewed. City Administrator Fralich has reviewed letters and met with a few residents and plans to provide recommendation for changes to the Special Assessment Policy, for Council consideration, such as separating churches and nonprofits so they are not assessed the same as commercial; making adjustments to when corner lots are assessed; timeline for payments; and adding information relating to

deferred assessment. Fralich further summarized letters relating to economic hardship, benefits of improved property, and provided clarification on \$1,750,000 in funding was not related to the CSAH-32 project but for the Water Treatment and Booster Station project. Stier noted that mortgage escrows will be automatically updated to reflect assessment payment amounts. It was also noted that driveway approaches, normally the homeowners' responsibility, will be completed as needed in the project. Information on Final assessments will be sent to homeowners after adopted by City Council.

Mayor LeBlanc asked for public comments.

Father Steven Laflamme, St. Mary's Church located on the corner of Horn Blvd. and Edison Blvd. stated some of the concerns he has, such as being classified the same as commercial and that a \$40,000 assessment is excessive. He feels there should be additional categories to determine assessments, that the church is on a corner lot with water service received from Edison Blvd. but the Sewer is on Horn Blvd, and that the Church is willing to pay their share but would like assurances, in writing, that when Horn Blvd. would be reconstructed, they would not be assessed again.

Merle McDonald, on behalf of Sychar Church reiterated what Father LaFlamme stated and would like to make sure there will not be a double assessment in the future.

Len Valento, 92 Banks, stated he purchased his home for year-round use and was not expecting an assessment so soon. He is retired and spends 75% of his budget in the city. With the assessment he will have to adjust his budget by not renewing his memberships to golf course and fitness center, delaying projects and repairs to his home, he will be spending less at the local business. He feels the City, County, and State own the street and should be responsible for repairing the issues, and is concerned for his young neighbor family who would be hurt financially and are the future of Silver Bay.

Andrew Bautch, 120 and 122 Banks, expressed that he feels the assessment is excessive, doesn't agree with paying interest before the end of the year, does not feel the improvement provides a benefit to his property, and that the temporary waterline that has been put in place down by Banks is ridiculous. He stated there is a grant for the project and he will provide the city with the information. He expressed there is no special benefit to homeowners, the city should be responsible to maintain and repair utility lines in the street as the homeowners are required to do on their property. Bautch also expressed he felt the project would be happening, regardless of city project, because the County is doing the work. He would like the Community to come together and pay for improvements rather than forcing the assessments.

Jeff Blomquist, 136 Banks, asked why the cement at the school has been torn up and replaced many times and now it will be torn up again with the utility repair, he feels it is poor planning on the city's part.

Mary Planten-Krell, on behalf of North Shore Area Partners, expressed that NSAP was very surprised by the large assessment, that NSAP is a large part of the community and are willing to pay their share, but would like policy changed for nonprofits.

Steve Radle, 118 Banks, expressed his concern regarding the \$8000 assessment, levy increase, County increase, and water/sewer increases. He would like answers regarding how much the increases will be.

Carol Carter, 124 Banks, asked where to send the assessment fee. She was advised to wait for final assessment information letters to be mailed to those assessed after Council adopts final special assessment policy.

Diane Radle, 118 Banks asked for clarification regarding time line to pay the assessment without interest. Administrator Fralich explained she will be recommending an extended timeline for Council to consider, but it would be no later than Nov 15, 2025.

Jeff Asmussen, 47 Bell, suggested because Horn Blvd and Banks Blvd are used by all and are busy streets, everyone should be assessed now to help pay the costs and then when project is beginning on other streets those residents could be assessed lower.

Lisa Emerson Anderson expressed concern regarding those who cannot afford to pay their assessments and suggested big fundraisers, for the community to come together and have empathy and care for each other.

Jeff Blomquist, 136 Banks, suggested that because everyone uses Banks the assessment should be spread amongst everyone.

Steve Elam, 27 Davis, who is retired and on a fixed income, expressed his concern regarding the potential increase in assessment fees by the time the project moves to his street and asked that the Council look at the future costs.

Debbie Russell, 30 Marks, asked if any taxes have been put aside in the past to replace the aging water/sewer system and if not it should have.

Susan Frericks, 49 Marks, spoke on behalf of North Shore Area Partners and stated she has grant writing experience and asked the city to look into grants and classify nonprofits and tax exempt properties differently than commercial.

City Administrator Fralich advised that money has been set aside for many years but the infrastructure is failing faster than the amount of funds available, giving an example of the water breaks this past winter, and that the city has been actively pursuing funding for projects like this, including being recently awarded \$6M for Phase 1, and that obtaining funding for streets is difficult. A reminder that final assessments will be brought to Council for approval and then letters will be sent to residents.

Mayor LeBlanc called for any additional public comments.

Mayor LeBlanc thanked everyone for attending and providing comments. He expressed that the current Council is doing their best to fix the problem now.

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

Motion by DeRosier, second Bautch to adjourn the public hearing at 8:01 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