

**CITY COUNCIL
PUBLIC HEARING**

4:30 P.M.

Monday, March 9, 2026

Present:

Mayor Wade LeBlanc
Richard DeRosier
Shane Hoff
Ben Bautch
James FitzGerald

Joshua Stier, City Engineer Bolton & Menk

Ruth Gubrud

Ron & Barb Bautch

Rob & Victoria Grugg-Nyquist

Yvonne Brickles

Mary (Muffy) Hoffman

Mark Wojchik

Gina Viola & Jason DeRosia

Debbie Ackley

Brandon & Heather Goutermont

Jon Denzer

Nancy & Steve Clarke

June Talus

Jenny & Willa Bjerken

Chris Peterson

Belinda & Chad Krivan

Mayor LeBlanc called the public hearing to order at 4:30 p.m.

Mayor LeBlanc described the purpose for the hearing is to obtain comments regarding the Proposed Improvement No. 2026-1A, Adams Blvd. North of Banks Blvd. and Arthur Circle and MN Statutes, Chapter 429 Property Assessments and no action will be made by the Council.

Joshua Stier of Bolton & Menk explained the details of the proposed improvements to Adams Blvd. (North of Banks Blvd.) and Arthur Circle, of the Citywide Street and Utility Project which includes street reconstruction, pavement, curbs/gutters, sidewalks, driveways, water, sewer, and storm water line replacements. Stier reviewed combining the water main looping project with the water treatment plant project for cost efficiency, pavement and sewer line conditions, reducing sidewalks to one side of street to save money, and timeline of project. He reviewed the MN 429 Statutes and how the assessments were applied to residential properties based on 1 ERU and not applied based on size of property or lot frontage., and further clarified that the slide was an example, that the proposed assessment for this project is \$9500 for 1ERU, and that individual property owners' assessments were available at the hearing for their review. 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 that property owners 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 15th), and the timeline for interest accrual. 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. There will be a neighborhood meeting prior to construction to answer questions and provide additional information.

Mayor LeBlanc asked if there were any written or verbal comments received. None received.

Mayor LeBlanc asked for public comments.

Yvonne Brickles asked for clarification regarding access to homes during construction, clean out pipes currently running under sidewalks from homes, hours of construction, completion date, and how many times corner properties will be assessed.

Discussion regarding temporary water line placement during construction and sidewalk locations followed.

Mark Wojchick asked for clarification regarding notification regarding water/sewer shut off during construction, width of streets, and updating lead pipes with Minnesota. He also asked if reducing the number of sidewalks would improve sidewalk plowing by the city, he expressed concerns for safety of residents and which side of sidewalk would be extended. He requested increased communication with residents during construction.

Steve Clarke asked for information regarding sidewalk width and plan for EMS calls during construction.

Mary (Muffy) Hoffman asked for information regarding the removal of boulevard trees and when replacement would happen, and concern for heaving in the streets.

Rob Nyquist asked if trees on both sides of boulevard would be removed.

Jon Denzer asked for clarification regarding residents being allowed to replant trees themselves, increasing driveway aprons, water rates and installation of water meters.

Debbie Ackley expressed appreciation for not having water meters and she is happy with the current water/sewer services.

Chad Peterson asked for clarification regarding if the water looping project portion was being assessed on properties as well.

Ron Bautch expressed concern regarding leaving old sewer lines under streets causing problems in the future.

June Talus asked for information regarding timeline to complete the Citywide Street Utility Project throughout the city and CSAH project completion this Summer.

Councilor Bautch advised anyone owning an RV should consider parking it elsewhere during construction.

Mayor LeBlanc called for any additional public comments.

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

Motion by Hoff, second DeRosier to adjourn the public hearing at 5:43 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson

Attest:

Wade LeBlanc, Mayor

Lana Fralich, City Administrator