



**BALDWIN CITY COUNCIL SPECIAL MEETING/OPEN HOUSE
100TH STREET AND 297TH AVENUE**

MAY 1ST, 2025

PLEASE TAKE NOTICE that the City Council of the City of Baldwin will hold a special City Council meeting to hold a neighborhood meeting with residents regarding the proposed 100th Street and 297th Avenue Reconstruction Project on May 1, 2025 starting at 7:00 p.m. The meeting will be held at Baldwin City Hall located at 30239 128th Street NW, Baldwin, Minnesota 55371. The neighborhood meeting will consist of project exhibits, a brief presentation, and will be followed by an opportunity for public comment. If you have any questions or are unable to attend the neighborhood meeting you may submit your feedback regarding the proposed project to city.clerk@baldwinmn.gov or contact the City by phone at (763) 389-8931.

Present – Mayor Jay Swanson, City Council: Tom Rush, Alan Walker, Scott Case and Jeff Holm

Also Present – City Attorney; Mike Couri from Couri & Ruppe and City Engineers; Shane Nelson and Sam Jochum from Hakanson Anderson

Call to Order – The May 1st, 2025 special meeting of the City of Baldwin was called to order by Mayor Swanson at 7:00 p.m.

Pledge of Allegiance – All present recited the Pledge of Allegiance

A FAQ handout was given to all the residents at tonight's meeting. This handout is attached as the last page to the meeting minutes.

Mayor Swanson introduced City Attorney Mike Couri and City Engineer Shane Nelson and Sam Jochum from Hakanson Anderson.

Shane Nelson, City Engineer, from Hakanson Anderson presented a PowerPoint Presentation to the residents on 100th Street and 297th Avenue. The project road length is 3 miles, and it is proposed to be paid for with the levy and State aid funding. These roads were originally constructed in the 1970's and paved in 1990. The existing conditions of these roads are 20-foot pavement width with minimal shoulders. The surface is deteriorating, pattern cracking is happening, and the pavement has surpassed its useful life. The side slopes off the roadway have become very steep, especially near the wetland areas. Due to the conditions of these roads, the City Council has selected 100th Street and 297th Avenue for improvements. Several photos were shown on the PowerPoint Presentation showing the existing conditions of the pavement, drainage and slopes. An overview of the project design to date is the topographic survey has been completed, available right-of-way/easement documents have been reviewed, construction plans have been prepared, geotechnical evaluations have been performed, wetland impacts have been determined, stormwater patterns

have been analyzed, and cost estimates have been prepared. Some examples of the variety of existing easements were presented by Shane Nelson, City Engineer. Nelson requested resident input on the existing turn lanes. Generally, turn lanes are not required for the traffic volumes. The current plans include the reconstruction of the turn lanes at this time; however, they could easily be removed if directed. Shane Nelson from Hakanson Anderson and the City of Baldwin would like to hear input from the residents on reconstruction of the turn lanes.

The proposed improvements would be clearing of trees within easement, reclaim existing bituminous, correct underlying soils where necessary, widening of the roadbed, pave new bituminous 4" thick, match existing driveways, replace roadway cross culverts and a selection of a few driveway culverts, improve roadway side slopes/ditches and construct the road to accommodate vehicles that have weights up to 10-tons per axle. The current roadway is 20' wide and would be increased to 24'.

The roadside ditches will be widened to provide 4-foot ditch bottom and will be utilized to manage stormwater. The construction plans also include smaller stormwater ponds being constructed throughout the project to help with stormwater management. The PowerPoint Presentation included some pictures of the construction phases and what the residents can expect during the construction. The estimated project cost is \$4 million dollars and will be done through a competitive bidding process.

Mike Couri, City Attorney, stated that they are currently working on easement documents. Couri communicated that the City is requesting easements be donated to the city to avoid special assessments.

The road project schedule is dependent on the easement documents being received from the residents/property owners. The City's goal is to bid the project and start construction in 2025. The City Attorney is preparing easement documents for some of the easements in this area where additional easements are needed. A road easement is legal permission for the City to use a portion of your property for public road purposes. The goal would be for the City to have a meeting with the residents on 100th Street and 297th Avenue, in the next few weeks, to explain the easements and request residents to donate the easements to the City. This will keep the costs down for the City, will allow the project to proceed on schedule, and is part of the reason that the project is proposed to have no special assessments. Property owners will receive a letter about this meeting approximately a week before it occurs. If the City is unable to acquire all needed easements via donation, the City will likely have to consider special assessing some of the cost of the project to cover additional easement costs.

The floor was opened for residents' questions.

- Question on eminent domain
- A Resident wants to request Connexus Energy putting power lines underground.
- Concerns on removal of trees and if these trees will be replaced. There is no plan at this time to replace the trees.
- A resident works from home and is concerned about power and internet disruptions. Shane Nelson explained that there is a chance of outages due to lines possibly being hit during construction. Nelson went on to say that power and internet companies typically provide temporary backup.

- Question on assessments and how many residents are affected. Nelson stated 71.
- A resident would prefer the construction to start in 2026 and finish in 2026 instead of covering the fall of 2025 and going into 2026. Nelson explained that the project really depends on the contractor but that this feedback is helpful.
- Concerns on easement falling close or on a fence line. The City Council will need to discuss whether covering replacements of fences is applicable.
- Questions about how wide the new road will be and whether it will be the same width as County Road 38. County Road 38 is a county road. Mayor Swanson answered no to this question and recommended residents drive 136th street. The width will be the same as 136th Street. Holm communicated that the tar will be 2 feet wider on each lane and it will have a 4-1 slope in the ditch.
- A few residents have concerns about speeding on these roads. They went on to say that more signage of the speed limit is needed. A resident recommended radar sign, but these signs are mostly used by the Sheriff's Office for speed studies and are temporary. Shane Nelson explained that these radar signs are around \$5000.00.
- A statement was made that the City should wait on government grants. A comment was also made that the road should be patched instead of reconstructed. City Engineer, Shane Nelson, explained that these roads are eligible for MSA funding due to both 100th Street and 297th Avenue intersecting with a county road.

Mayor Swanson communicated that when he joined the Town Board 17 years ago, 100th street was on the Capital Improvement Plan. He also communicated that this is the largest road project that the Township/City has ever done. Mayor Swanson also discussed MSA funding and the standards the road needs to be constructed.

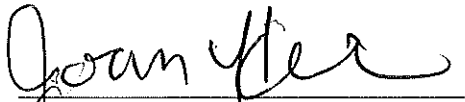
- A Question was asked if a design alternative could be used to save on expenses. City Attorney, Mike Couri, explained that MSA funding could not be used if it didn't meet the state standards.
- A resident questioned how many Geotech's were done. Shane Nelson explained that 25-30 soil borings were done.

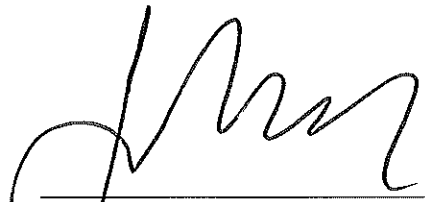
City Attorney, Mike Couri, asked the residents for feedback on the current turn lanes. Most residents think that the turn lanes should be left as they are and not add any additional ones. Another resident commented that turn lanes are nice for walking.

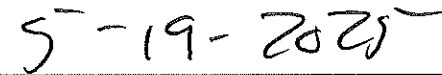
- A resident asked if an environmental study would be done for water run-off for impact on wells and water for animals. Shane Nelson, City Engineer, said that these are typically done for a new development. Shane Nelson communicated that MPCA requirements are followed for road projects.
- A resident questioned if 297th and 100th could be a separate project. Shane Nelson, City Engineer, stated that it currently is one bid.

City Engineer, Shane Nelson, brought a few large, detailed road maps to the meeting. Nelson invited the residents up to the front of the room to write on the maps any comments, concerns or suggestions they have on their property. This information will be used by the Engineers during the construction stages and the feedback will be given to the City Council.

Adjourn – Case/Holm unanimous to adjourn at 8:59 p.m.


Submitted By: (s/) Joan Heinen
Clerk/Treasurer
City of Baldwin


Approved By: (s/) Jay Swanson
Mayor
City of Baldwin


Date

Attendees: Jeffrey Luebesmier, Roger Pearson, Rick Weissenfluh, Steve Weissenfluh, Bruce West, Rich & Bonnie Broda, Curt & Norma Wilson, Adam & Anna Price, Brad & Briony Bohn, Grant Smith, Phil Fadden, Lowell Anderson, Lawrence Robinson, Kyle Buffington, David Christian, Dan Roghair, Troy Zinniel, Jeff & Donna Lisakka, John Gaulke, Gregory Bermann, Edward Minetor, Duane & Ruth Nelson, Tom Miller, Dave Price, Mike & Carol Ryall, Chris Burd, Lori Frink, Tom Triden and Connie & Colin Stokes

**100th Street and 297th Avenue
Frequently Asked Questions
City of Baldwin**

Why is the City considering reconstruction of the roads at this time?

The pavement has deteriorated over time and has surpassed its useful life. The road surface is cracking and exhibiting significant signs of distress. In some areas, the in-slopes exceed current safety standards and the ditches have had decades of sediment accumulation. The subgrade contains unsuitable soils and requires correction.

If this project moves forward, will we have access to our property at all times during construction?

Yes, the City will require the Contractor to maintain access to all properties at all times. However, there will be certain time periods when access is delayed (ex. during paving operations) or is less than ideal.

How long will the road be under construction?

This is a fairly significant project and is estimated to take several months to complete. If started in 2025, construction is anticipated to extend into the 2026 construction season.

What is the expected life of the new road?

The life expectancy of the road is based on MnDOT Design Guidelines for a 20 year life. However, in practice we often see the life of the pavement extended beyond the 20 year design life.

Will my mailbox be adjusted, or is that my responsibility?

The Contractor will be required to adjust all mailboxes as necessary to comply with USPS requirements. Mailbox supports that protrude into the road and will interfere with the construction equipment may need to be removed at the beginning of the project. If it is necessary to remove your mailbox at the beginning of the project, temporary mailboxes will be provided.

Will a transition be made from the new road surface to my driveway?

Yes, the Contractor will pave a transition for all bituminous driveways. Concrete driveways will be evaluated on an individual basis. Gravel driveways will receive a bituminous apron.

Will it be necessary to remove trees?

Yes, in general trees will be removed to the proposed easement line, which is generally 40 feet from the centerline of the existing road.

Why can't we just seal coat or overlay the roads at this time?

Seal coating does not add any structural strength. The existing bituminous and/or subgrade will not provide adequate support for an overlay.

How much is the estimated project cost?

The estimated project cost is \$4,000,000.

What is the timeframe?

If possible, the City would like to start the project in 2025. The timing of the project is subject to the City obtaining easements as necessary to construct the project and is also subject to the City receiving favorable bids.

Why does the City need easements in order to construct the project?

In many locations along the roadway, the existing easement is undefined and in other locations the City needs to acquire more easement to meet State standards. It is necessary to define the easements before soliciting bids such that the City can accurately communicate and define the work area and to ensure that the easement areas meet State standards.

What can I do to expedite the project?

In the coming weeks, you may receive easement documents for your review and execution. Promptly reviewing and executing the easement documents will allow the City to proceed with soliciting bids.