

# CITY OF HUGO MINNESOTA

## PUBLIC NOTICE

### NOTICE OF PUBLIC HEARING ON PROPOSED ASSESSMENTS 2026 BALD EAGLE INDUSTRIAL PARK AREA STREET IMPROVEMENT PROJECT

To Whom It May Concern:

Notice is hereby given that the City Council will meet at 7:00 p.m. on Monday, May 4, 2026, to consider and possibly adopt, the proposed assessment against abutting property for the 2026 Bald Eagle Industrial Park Area Street Project. Adoption by the City Council of the proposed assessment may occur at the hearing.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed assessment is \$1,021,356.84. Such assessment is proposed to be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January, 2027, and will bear interest at the rate of 4.55% per annum from November 15, 2026. To the first installment shall be added interest on the entire assessment from November 15, 2026 to December 31, 2026. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

A property owner may at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City of Hugo. No interest shall be charged if the entire assessment is paid within 30 days from adoption of this assessment. A property owner may at any time thereafter, pay to the City of Hugo the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year. If a property owner decides not to prepay the assessment before the date given above the rate of interest that will apply is 4.55% per year. The right to partially prepay the assessment is not available.

Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the City Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The City Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further

notice to the affected property owners as it deems advisable.

An owner may appeal an assessment to district court pursuant to Minn. Stat. 429.081 by serving notice of the appeal upon the Mayor or City Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or City Clerk.

Under Minn. Stat. 435.193 to 435.195, the City Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law and the resolution adopted under it may, within 30 days of the adoption of the assessment, apply to the City Clerk for the prescribed form for such deferral of payment of this special assessment on his property.

Dated this 6th day of April, 2026.

BY ORDER OF THE CITY COUNCIL

Michele Lindau, City Clerk

City of Hugo

Washington County, Minnesota

*Published two times in The Citizen on April 16 and 30, 2026.*

## CITY OF HUGO PUBLIC HEARING NOTICE

Notice is hereby given that the City Council of Hugo will hold a public hearing at **7:00 p.m.** on **Monday, May 4, 2026**, to consider the 2026 Bald Eagle Industrial Park Area Street Improvement Project.

The project includes full-depth pavement removal, paving, mill and overlay improvements, spot curb and gutter replacement, trail improvements, street lighting improvements, and minor utility improvements on the following streets:

- 130th Street N from Europa Trail to Forest Blvd N / Trunk Highway 61 (TH 61)
- Farnham Avenue N from the south terminus to 130th Street N
- Fenway Blvd N from 130th Street N to 140th Street N
- 140th Street from Fenway Blvd N to Forest Blvd / TH 61
- Fenway Blvd Court N from Fenway Blvd to its eastern terminus

Improvements made would assess benefited properties for all or a portion of the improvement, pursuant to Minnesota Statutes, Chapter 429 and pursuant

to Minn. Stat. §§ 429.011 to 429.111. The estimated cost of the improvement is \$4.7 million. A reasonable estimate of the impact of the assessment will be available at the hearing. The meeting will be held at the City of Hugo City Hall, 14669 Fitzgerald Avenue North, Hugo, MN 55038. Such persons wishing to comment on the proposed improvement will be heard at this meeting. Comments can also be submitted in writing to City Clerk Michele Lindau prior to the meeting.

Bryan Bear, City Administrator

*Published two times in The Citizen on April 16 and 30, 2026.*

## CITY OF HUGO, MINNESOTA PUBLIC NOTICE NOTICE OF AVAILABILITY ALTERNATIVE URBAN AREAWIDE REVIEW FOR THE 165TH STREET AREA

As the Responsible Governmental Unit (RGU), the City of Hugo has determined that an Alternative Urban Areawide Review (AUAR) is required for development within the 165th Street Area. The purpose of an AUAR is to evaluate the potential for environmental effects from development of potential land uses within a specific geographic area and identify mitigation measures to address anticipated impacts. The AUAR evaluates three development land use scenarios, one that is consistent with the Hugo 2040 Comprehensive Plan and two others that include varying amounts of residential, mixed use, and industrial development. The AUAR study area encompasses approximately 784 acres of land in the northwest portion of Hugo. The study area includes 165th Street and is generally bounded by Elmcrest Avenue to the west and Oneka Lake to the east.

The public is invited to review and provide comments on the Draft AUAR and mitigation plan. The Draft AUAR document is available for review at Hugo City Hall during normal business hours and online at <https://www.ci.hugo.mn.us/index.asp?SEC=9FECEE4D-0A13-4FD9-82BF-9EE60D12AD4B> (or <https://tinyurl.com/HugoAUAR>). The 30-day comment period will begin on April 14, 2026. Comments will be accepted through 4:00 PM on May 14, 2026, and should be addressed to:

Rachel Juba, Community Development Director  
14669 Fitzgerald Avenue N, Hugo, MN 55038  
[RJuba@ci.hugo.mn.us](mailto:RJuba@ci.hugo.mn.us)

*Published one time in The Citizen on April 16, 2026.*