

**CITY OF MAHTOMEDI
WASHINGTON COUNTY, MINNESOTA
NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENTS
HISTORIC DISTRICT PHASE 4 - WEST
STREET IMPROVEMENTS**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Mahtomedi, Minnesota, will hold a public hearing and meet telephonically pursuant to Minn. Stat. Sec. 13D.021 at 7:00 p.m. on Monday, October 5, 2020 to consider, pass upon, adopt and levy the proposed special assessments for improvements as follows. At the hearing, the City Council may adopt the proposed assessments.

Due to the existing health pandemic, the meeting, which would normally be held at Mahtomedi City Hall Council Chambers located at 600 Stillwater Road, Mahtomedi, Minnesota, at 7:00 p.m., will be held by telephone or other electronic means pursuant to Minn. Stat. Sec. 13D.021. Due to the health pandemic, attendance at the regular meeting location of 600 Stillwater Road, Mahtomedi, Minnesota, at 7:00 p.m will be limited to the chief administrative officer and one or more council members, but attendance by members of the public is not feasible and therefore all members of the public may attend the meeting by telephone or other electronic means as follows:

Telephonic Meeting Call-in Instructions

Dial: 1-312-626-6799

Enter Meeting ID 898 3934 0565 Password 897189

Please Hit the # sign twice to enter to meeting

The following link will allow you to enter the meeting using video:

<https://tinyurl.com/yxa8u2ka>

HISTORIC DISTRICT PHASE 4 - WEST STREET IMPROVEMENTS

GENERAL NATURE OF IMPROVEMENTS:

This project includes roadway reclamation and miscellaneous storm sewer and utility improvements to the following streets:

- Neptune Street from TH 244 to terminus west of Pine St
- Neptune Alleyway from Neptune Street to terminus
- Oak Street from TH 244 to Neptune Street
- Tip Top Lane from Oak Street to terminus
- Pine Street from Neptune Street to TH 244
- Quail Street from Pine Street to TH 244
- Rose Street from Park Avenue to TH 244
- Park Avenue from Quail Street to Spruce Street
- Spruce Street from TH 244 to Park Avenue and back out to TH 244
- Tamarack Street from TH 244 west to terminus

AREA PROPOSED TO BE ASSESSED:

The area proposed to be specially assessed is generally described as properties abutting Neptune Street, Neptune Alleyway, Oak Street, Tip Top Lane, Pine Street, Quail Street, Rose Street, Park Avenue, Spruce Street, and Tamarack Street within the project area. Said area proposed to be assessed includes the property tax parcels listed below in the following proposed assessment roll:

PID	FEE OWNER	FEE OWNER ADDRESS	PROPERTY ADDRESS	PROPOSED ASSESSMENT
2003021220012	DOROTHEA A SANBORN TRS	63 TAMARACK ST MAHTOMEDI MN 55115	63 TAMARACK ST MAHTOMEDI MN 55115	\$6,850.00
2003021220057	KEPPLE, LLOYD G & KAREN P	67 TAMARACK ST MAHTOMEDI MN 55115	67 TAMARACK ST MAHTOMEDI MN 55115	\$6,850.00
2003021220035	RUNZE, DANIEL & KAREN	73 TAMARACK ST MAHTOMEDI MN 55115	73 TAMARACK ST MAHTOMEDI MN 55115	\$6,850.00
2003021220032	RUNZE, DANIEL & KAREN	73 TAMARACK ST MAHTOMEDI MN 55115	73 TAMARACK ST MAHTOMEDI MN 55115	\$6,850.00
2003021220061	DOODY, JAMES L & CHRISTINE A	78 TAMARACK ST MAHTOMEDI MN 55115	78 TAMARACK ST MAHTOMEDI MN 55115	\$6,850.00
2003021220020	RONALD O & GAY L BAUKOL TRS	70 SPRUCE ST MAHTOMEDI MN 55115	70 SPRUCE ST MAHTOMEDI MN 55115	\$6,850.00
2003021220021	BOWIE, PHILLIP & CAROLYN	2711 BRIGHTWOOD AVE NASHVILLE TN 37212	74 SPRUCE ST MAHTOMEDI MN 55115	\$6,850.00
2003021220022	GATZLAFF, BRYAN & DELONG, MARY	82 SPRUCE ST MAHTOMEDI MN 55115	82 SPRUCE ST MAHTOMEDI, MN 55115	\$6,850.00
2003021220023	WOLGAMOT, STEVEN F & KAREN H	1837 PARK AVE MAHTOMEDI MN 55115	1837 PARK AVE MAHTOMEDI MN 55115	\$6,850.00
2003021220024	UECKER, DIANE FLINK & JAMES R FLINK TRS	1829 PARK AVE MAHTOMEDI MN 55115	1829 PARK AVE MAHTOMEDI MN 55115	\$6,850.00
2003021220025	THOMPSON, JOHN L & JENNIFER L	1827 PARK AVE MAHTOMEDI MN 55115	1827 PARK AVE MAHTOMEDI MN 55115	\$6,850.00
2003021220026	BRAINERD, RICHARD C & MARY K	1823 PARK AVE MAHTOMEDI MN 55115	1823 PARK AVE MAHTOMEDI MN 55115	\$6,850.00
2003021230024	RAMSEY, RICHARD W & MARY E	1620 MAHTOMEDI AVE MAHTOMEDI MN 55115	1620 MAHTOMEDI AVE MAHTOMEDI MN 55115	\$6,850.00
2003021230025	BONNIE K ANDERSON TRS	75 ROSE ST MAHTOMEDI MN 55115	75 ROSE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230075	TOUSLEY, HERBERT W & JILL	85 ROSE ST MAHTOMEDI MN 55115	85 ROSE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230028	BUTTERMANN, GLENN R & ANN E	1725 PARK AVE MAHTOMEDI MN 55115	1725 PARK AVE MAHTOMEDI MN 55115	\$6,850.00
2003021230030	WHITERABBIT, CHAD & NICOLE	1723 PARK AVE MAHTOMEDI MN 55115	1723 PARK VE MAHTOMEDI MN 55115	\$6,850.00
2003021230072	WIBERG, KAREN R	1721 PARK AVE MAHTOMEDI MN 55115	1721 PARK AVE MAHTOMEDI MN 55115	\$6,850.00
2003021230085	THOMAS J HELGESON REV TRS	77 QUAIL ST MAHTOMEDI MN 55115	77 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230065	CHARLESWORTH, JEFFERY F & MICHELE D	81 QUAIL ST MAHTOMEDI MN 55115	81 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230066	GLOMMEN, CATHERINE	83 QUAIL ST MAHTOMEDI MN 55115	83 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230035	GUARNERA, JOHN V & MARGERY	75 QUAIL ST MAHTOMEDI MN 55115	75 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230034	BISTRAM, GARY & SUSAN	71 QUAIL ST MAHTOMEDI MN 55115	71 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230084	WILLIAM WHITAKER HARMON TRS & STEVEN HARMON	4495 LAKE AVE S WHITE BEAR LAKE, MN 55110	71 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230082	FISCHER, ADAM & WENDY	67 PINE ST MAHTOMEDI MN 55115	67 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230070	SHORTRIDGE, JAY D & BRANDT, JESSICA A	65 PINE ST MAHTOMEDI MN 55115	65 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230022	VICTORIA K REDPATH REV LIV TRS	63 PINE ST MAHTOMEDI MN 55115	63 PINE ST MAHTOMEDI, MN 55115	\$6,850.00
2003021230037	DILLIG, BRIAN T & JAMIE H	61 PINE ST MAHTOMEDI MN 55115	61 PINE ST MAHTOMEDI MN 55115	\$6,850.00

2003021230038	KNEISL, GREGORY & CYNTHIA	55 PINE ST MAHTOMEDI MN 55115	55 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230039	ALLABEN, JOSEPH R & SOMMERFELDT, DONNA J	51 PINE ST MAHTOMEDI MN 55115	51 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230040	JAHNKE, RICHARD E & CAROLE J	93 SABAL DR PUNTA GORDA FL 33950	25 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230069	LISA J WILCOX REV TRS	16 NEPTUNE ST MAHTOMEDI MN 55115	16 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230073	GANNON, TRACY FUCHS	32 NEPTUNE ST MAHTOMEDI MN 55115	32 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230074	LISA J WILCOX REV TRS	16 NEPTUNE ST MAHTOMEDI MN 55115	20 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230062	SCMELZ, JENNIFER	42 NEPTUNE ST MAHTOMEDI MN 55115	42 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240050	HOLSEN, BETH L & BEDDELL, WILLIAM	46 NEPTUNE ST MAHTOMEDI MN 55115	46 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240051	KUEHL, JOHN & KUEHL-HATHAWAY VALERIE M	54 NEPTUNE ST MAHTOMEDI MN 55115	54 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240069	KOLMER, JAMES & DELGEHAUSEN, ANN	62 NEPTUNE ST MAHTOMEDI MN 55115	62 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240054	LOFGREEN, DEREK & SUSAN	74 NEPTUNE ST MAHTOMEDI MN 55115	74 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240072	DEGTROE, JONATHAN & DUFFIN, BARBARA	84 NEPTUNE ST MAHTOMEDI MN 55115	84 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240074	SAVAGE, RONALD W & PAULA K	773 WILDRIDGE CT MAHTOMEDI MN 55115	95 NEPTUNE ST MAHTOMEDI MN 55115	\$4,925.00
2003021240036	BALTIC PROPERTIES MN, LLC	6 5 TH STREET W #200 ST. PAUL MN 55102-1490		\$3,425.00
2003021240027	BALTIC PROPERTIES MN, LLC	6 5 TH STREET W #200 ST. PAUL MN 55102-1490	79 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240026	OLSON, JAYME L & PFEFFER, ANDREW J	75 NEPTUNE ST MAHTOMEDI MN 55115	75 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240024	LAUZE, MARK P & JULIE C	71 NEPTUNE ST MAHTOMEDI MN 55115	71 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240023	WAVRA, JOSEPH K & NICOLE M	55 NEPTUNE ST MAHTOMEDI MN 55115	55 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240022	METZ, ROSS B & KELLY J	59 NEPTUNE ST MAHTOMEDI MN 55115	59 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240021	MALINOWSKI, MELISSA	51 NEPTUNE ST MAHTOMEDI MN 55115	51 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240020	2004 REV TRS OF ELIZABETH K BORG	45 NEPTUNE ST MAHTOMEDI MN 55115	45 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240042	BALTIC PROPERTIES MN, LLC	6 5 TH STREET W #200 ST. PAUL, MN 55102-1490	68 OAK ST MAHTOMEDI MN 55115	\$6,850.00
2003021240041	RODBRO, KATHERINE & SCOTT	74 OAK ST MAHTOMEDI MN 55115	74 OAK ST MAHTOMEDI MN 55115	\$6,850.00
2003021240040	NELSON, CHRISTOPHER & SOPHIA	76 OAK ST MAHTOMEDI MN 55115	76 OAK ST MAHTOMEDI MN 55115	\$6,850.00
2003021240039	HOOVER, MICHAEL J & HELT, KAYLA M	80 OAK ST MAHTOMEDI MN 55115	80 OAK ST MAHTOMEDI MN 55115	\$6,850.00
2003021240038	RODNING, DANIEL L & ROTHANBURG, NANCY A	1 TIP TOP LANE MAHTOMEDI MN 55115	1 TIP TOP LANE MAHTOMEDI MN 55115	\$6,850.00
2003021240028	BAEHNI, ERHARD	84 OAK ST MAHTOMEDI MN 55115	84 OAK ST MAHTOMEDI MN 55115	\$6,850.00
2003021240018	LARSON, JESSICA & THOMAS	88 OAK ST MAHTOMEDI MN 55115	88 OAK ST MAHTOMEDI MN 55115	\$6,850.00
2003021230051	THOMPSON, DAVID L & JESSICA L	43 NEPTUNE ST MAHTOMEDI MN 55115	43 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230049	VIER, CLARK E & HOLM V M	35 NEPTUNE ST MAHTOMEDI MN 55115	35 NEPTUNE ST MAHTOMEDI MN 55115	\$6,850.00

2003021230081	HARMON, JAMES V	56 PINE ST MAHTOMEDI MN 55115	56 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230080	ELDRED, MICHAEL	70 PINE ST MAHTOMEDI MN 55115	70 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230077	STEVENSON, ROBERTA	72 PINE ST MAHTOMEDI MN 55115	72 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230043	SILVA, BARBARA	74 PINE ST MAHTOMEDI MN 55115	74 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021230042	PETERSON, CHRISTOPHER B & ALICIA G	76 PINE ST MAHTOMEDI MN 55115	76 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240064	KING, STEPHEN p & LORI C	78 PINE ST MAHTOMEDI MN 55115	78 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240049	CROOKS, STEPHEN L & CYNTHIA L	82 PINE ST MAHTOMEDI MN 55115	82 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240048	MAYER, KURT F	126 GENESSE ST MARQUETTE MI 49855	86 PINE ST MAHTOMEDI MN 55115	\$6,850.00
2003021240029	KNAPP, MARSHA MARIA	90 PINE ST MAHTOMEDI MN 55115	90 PINE ST MAHTOMEDI MN 55115	\$4,566.67
2003021230005	ROLOFF, KATHY A & JEFFREY M	70 QUAIL ST MAHTOMEDI MN 55115	70 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230004	DETTINGER, GERALD & CARRIE	76 QUAIL ST MAHTOMEDI MN 55115	76 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230003	JOHNSON, BRYAN & JENNIFER	84 QUAIL ST MAHTOMEDI MN 55115	84 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230001	THUNSTROM, JR WILLIAM AUGUST	92 QUAIL ST MAHTOMEDI MN 55115	92 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230076	OTTO, AARON A & TARA L	95 QUAIL ST MAHTOMEDI MN 55115	95 QUAIL ST MAHTOMEDI MN 55115	\$3,425.00
2003021230032	LUNDELL, CAROLE ANN	91 QUAIL ST MAHTOMEDI MN 55115	91 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230031	ROGER R BROGREN TRS	87 QUAIL ST MAHTOMEDI MN 55115	87 QUAIL ST MAHTOMEDI MN 55115	\$6,850.00
2003021230009	SNYDER, RACHEL R	1722 PARK AVE MAHTOMEDI MN 55115	1722 PARK AVE MAHTOMEDI MN 55115	\$3,425.00
2003021230027	BUCKNER, BOYCE & BRANDIE	1176 THOMPSON CIRCLE FORT EUSTIS VA 23604	1728 PARK AVE MAHTOMEDI MN 55115	\$6,850.00
2003021230083	BENSON, MATTHEW & ANY	96 ROSE ST MAHTOMEDI MN 55115	96 ROSE ST MAHTOMEDI MN 55115	\$3,425.00
2003021220027	CRUMB, COLLETTE & REX	1815 MAHTOMEDI AVE MAHTOMEDI MN 55115	1815 MAHTOMEDI AVE MAHTOMEDI MN 55115	\$4,566.67
2003021220028	MORRIS, CODY	1819 MAHTOMEDI AVE MAHTOMEDI MN 55115	1819 MAHTOMEDI AVE MAHTOMEDI MN 55115	\$3,425.00
2003021220029	BUCK, LINSAY RAE	1823 MAHTOMEDI AVE MAHTOMEDI MN 55115	1823 MAHTOMEDI AVE MAHTOMEDI MN 55115	\$4,425.00
2003021220030	VIGGIANO, FRANCIS X & PENELOPE L	86 SPRUCE ST MAHTOMEDI MN 55115	86 SPRUCE ST MAHTOMEDI MN 55115	\$6,850.00
2003021220018	SOLBERG, HAD C W	73 SPRUCE ST MAHTOMEDI MN 55115	73 SPRUCE ST MAHTOMEDI MN 55115	\$6,850.00
2003021220019	ORTH, JOHN R	1915 MAHTOMEDI AVE MAHTOMEDI MN 55115	1915 MAHTOMEDI AVE MAHTOMEDI MN 55115	\$3,425.00
2003021220017	HELMES, LESLIE SCOTT & ARNDT, KATHLEEN M	862 TUSCARORA AVE ST. PAUL, MN 55102	68 SPRUCE ST MAHTOMEDI MN 55115	\$6,850.00

TOTAL AMOUNT OF PROPOSED ASSESSMENT:

The project costs for the Historic District Phase 4-West Improvements were estimated at \$4,640,000.00. The total amount of the proposed assessments is approximately 11.7% thereof, namely, the sum of \$542,508.34. The proposed assessments of \$542,508.34 are proposed to be levied on the buildable tax parcels either abutting or served by the improvements. Each buildable tax parcel abutting or served by the improvements is proposed to be assessed an amount as calculated pursuant to the City's assessment policy, as established pursuant to the City's fee schedule, and/or pursuant to a municipal improvement benefit study performed by a professional appraisal consultant engaged by the City.

ASSESSMENT ROLL AVAILABLE FOR INSPECTION:

The proposed Assessment Roll is now on file with the City Clerk and is open for public inspection at City Hall located at 600 Stillwater Road, Mahtomedi, Minnesota. The proposed Assessment Roll is being mailed to all the above identified record owners of the parcels proposed to be assessed. The proposed Assessment Roll will also be available for examination at the hearing.

OBJECTIONS AND APPEALS:

Written and oral objections will be considered at the hearing. Minnesota Statutes § 429.061 states that no appeal may be taken as to the amount of the assessment unless a written objection, signed by the affected property owner, is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. An owner may appeal an assessment to the District Court pursuant to Minnesota Statutes, § 429.081, by serving notice of appeal upon the Mayor or the City Clerk of the City within thirty (30) days after the adoption of the assessment and filing such notice with the District Court within ten (10) days after service upon the Mayor or the City Clerk.

SENIOR CITIZENS DEFERMENT:

Under Minnesota Statutes, § 435.193 to § 435.195, the Mahtomedi City Council may, in its discretion, defer the payment of these special assessments 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 assessments has been granted and is terminated for any reason provided by law, all amounts accumulated, plus applicable interest, become due. Any assessed property owner meeting the requirements of this law may apply to the City Clerk on the prescribed form for such deferral or payments of these special assessments. If you qualify and wish a deferment, contact the City Clerk.

AUTHORITY TO SPECIALLY ASSESS:

The proposed assessments are to be levied pursuant to Minnesota Statutes, Chapter 429. The improvements are proposed to be assessed against the buildable tax parcels abutting or served

by the improvements. The areas, parcels, lots and pieces of property, as specifically described herein, are subject to said assessments. The amounts set forth in this Notice are the proposed assessments. The City Council may levy and adopt special assessments that are the same or different than the proposed amounts.

PAYMENT OF SPECIAL ASSESSMENTS:

Once the special assessments are levied and adopted, the special assessments will be certified to the Washington County Auditor to be extended on the property tax lists for collection with real estate taxes. Prior to this certification, however, the property owner may prepay the entire amount of the assessments without any interest thereon provided the prepayment is received by November 4, 2020. If the property owner wishes to prepay the special assessments without any interest, then such payment must be made to the City of Mahtomedi at the Mahtomedi City Hall at 600 Stillwater Road, Mahtomedi, Minnesota, 55115. Partial pre-payment of the special assessment is not presently allowed under the City Ordinances; the prepayment, without interest, must be for the entire amount of the special assessments.

If prepayment is not received by November 4, 2020 then:

- a.) The total principal amount of the special assessments will be divided into an equal number of annual installments. The proposed number of annual installments is ten (10), the number of annual installments will be decided by the City Council when the special assessments are levied.
- b.) The principal amount of the special assessments shall bear interest at the rate determined by the City Council when the special assessments are levied. The proposed interest rate is three and thirty-two-hundredths percent (3.32%).
- c.) Interest begins to accrue from and after October 5, 2020.
- d.) The annual principal installments, together with interest accrued on the unpaid balance, are due and payable together with real estate taxes.
- e.) Interest on the entire special assessments, from October 5, 2020 to December 31, 2020 and of the year in which the first installment is payable, is added to the first principal installment. The first installment will be due and payable in 2021.
- f.) If in the future the property owner wishes to pay off the remaining balance of the assessments, then Minnesota Statutes, § 429.061, Subd. 3, provides that such payment be made to the City Treasurer (in Mahtomedi, the City Treasurer is the City Administrator), together with interest accrued to December 31 of the year in which payment is made as long as payment is made prior to November 15; if the pay off occurs after November 15, then interest for the next year is also added.

If the adopted special assessments differ from the proposed assessments as to any particular lot, piece or parcel of land, then the City will mail to the owner a notice stating the amount of the adopted assessments. Owners will also be notified, by mail, if the City Council adopts any changes in the interest rate or prepayment requirements from those contained in this NOTICE OF HEARING.

PUBLISH: September 9, 2020

In the White Bear Press
(Official Newspaper)

MAIL: On or about September 9, 2020

Jerene Rogers, City Clerk