

**CITY OF MAHTOMEDI
WASHINGTON COUNTY, MINNESOTA
NOTICE OF HEARING ON PROPOSED SPECIAL ASSESSMENTS
DAHLIA STREET IMPROVEMENTS**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Mahtomedi, Minnesota, will hold a public hearing at 7:00 p.m. on Tuesday, September 15, 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 858 3907 0914 Password 610926

Please Hit the # sign twice to enter to meeting

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

<https://us02web.zoom.us/j/85839070914?pwd=SE8rdGtxay9lVUJXOHBvK2lxQmlsdz09>

DAHLIA STREET IMPROVEMENTS

GENERAL NATURE OF IMPROVEMENTS:

This project includes full bituminous replacement, watermain improvements, and drainage improvements on the following streets:

- Dahlia Street between Warner Avenue and Mahtomedi Avenue

AREA PROPOSED TO BE ASSESSED:

The area proposed to be specially assessed is generally described as properties abutting or with direct access to Dahlia Street. 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
2903021240030	LIEDL, RICHARD & BETTE J	109 DAHLIA ST MAHTOMEDI MN 55115	109 DAHLIA ST MAHTOMEDI MN 55115	\$3,425.00
2903021240028	WIGSTROM, MICHAEL S & MARY S	115 DAHLIA ST MAHTOMEDI MN 55115	115 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240147	BAUMAN, CRAIG J	125 DAHLIA ST MAHTOMEDI MN 55115	125 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240008	CITY OF MAHTOMEDI	600 STILLWATER ROAD MAHTOMEDI MN 55115	CITY OF MAHTOMEDI	\$2,014.80
2903021240001	WUORI, RANDALL E & SANDRA K	135 DAHLIA ST MAHTOMEDI MN 55115	135 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240107	ENGLUND, CASSANDRA M	137 DAHLIA ST MAHTOMEDI MN 55115	137 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240108	CLEVELAND, CASEY & JENILYN	139 DAHLIA ST MAHTOMEDI MN 55115	139 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240109	STRANTZ, ANGELA & FRANK	141 DAHLIA ST MAHTOMEDI MN 55115	141 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240110	BISSONNETTE, RAYMOND & GEERTTS, SANDRA J	143 DAHLIA ST MAHTOMEDI MN 55115	143 DAHLIA ST MAHTOMEDI MN 55115	\$3,425.00
2903021240139	DAVID, KARA M	325 WARNER AVE N MAHTOMEDI MN 55115	325 WARNER AVE N MAHTOMEDI MN 55115	\$3,425.00
2903021240036	BECKER, RICHARD A & D'ANN J	4800 DIVISION AVE, APT 103 WHITE BEAR LAKE, MN 55110	130 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240118	WIEGEL, LYNETTE K	134 DAHLIA ST MAHTOMEDI MN 55115	134 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240140	HONSA, JULIE	132 DAHLIA ST MAHTOMEDI MN 55115	132 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240037	FOX, MICHAEL A	465 DIVISION AVE SOUTH ROBERTS, WI 54023	324 FOREST AVE MAHTOMEDI MN 55115	\$3,425.00
2903021240002	CITY OF MAHTOMEDI	600 STILLWATER RD	CITY OF MAHTOMEDI	\$6,044.40
2903021240031	REISINGER, RONALD H & DEBORAH	126 DAHLIA ST MAHTOMEDI MN 55115	126 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240032	LINGLE, CARI	120 DAHLIA ST MAHTOMEDI MN 55115	120 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240033	TWAIT, SUSAN J	112 DAHLIA ST MAHTOMEDI MN 55115	112 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240034	CHALKLINE, KEVIN T	108 DAHLIA ST MAHTOMEDI MN 55115	108 DAHLIA ST MAHTOMEDI MN 55115	\$6,850.00
2903021240035	WITWICHE, JOSEPH B	702 IONA LANE ROSEVILLE MN 55113	324 MAHTOMEDI AVE MAHTOMEDI MN 55115	\$3,425.00

TOTAL AMOUNT OF PROPOSED ASSESSMENT:

The project costs for Dahlia Street Improvements were estimated at \$765,808.23. The total amount of the proposed assessments is approximately 14.9% thereof, namely, the sum of \$114,234.20. The proposed assessments of \$114,234.20 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 October 15, 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 October 15, 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 September 15, 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 September 15, 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.

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MAIL: August 26, 2020

Jerene Rogers, City Clerk