

Mayor
Heidi Gunderson

Council Members
Craig Johnson
Greg Urban
Patricia Youker
Bob Morse

City Administrator
Kevin P. Watson

The City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

Phone: **651.204.6000**
Fax: 651.204.6100

PUBLIC HEARING NOTICE

NOTICE OF HEARING ON ASSESSMENTS FOR IMPROVEMENT NO. 2020-1 (2020 STREET IMPROVEMENT PROGRAM) CITY OF VADNAIS HEIGHTS RAMSEY COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the Council of the City of Vadnais Heights, Minnesota, will meet at the City Hall, 800 East County Road E in said City, on Tuesday, May 19, 2020 at 7:00 o'clock p.m. to hear, consider, and pass upon any and all written or oral objections which may be offered with respect to the proposed special assessments for Improvement No. 2020-1. If the adopted assessment as to any particular lot, piece, or parcel of land differs from the proposed assessment, the City will mail to the property owner a notice detailing the change. The proposed assessment roll is now on file in the office of the City Administrator and open to public inspection by all persons interested.

The general nature of Improvement No. 2020-1 now being assessed is as follows: bituminous replacement.

The maximum total cost of the project if awarded is \$2,073,282.13. Of this total cost, the amount of the proposed assessment is \$474,019.68 with the City funding the remaining \$1,599,262.45.

The area proposed to be assessed shall be all lots and tracts of land abutting the streets described below:

Properties abutting all or portions of Arcade Street, Primrose Court, Wildflower Court, Tessier Trail, Lambert Creek Lane, and Thomas Court.

It includes the following specific lots, pieces, and parcels of land identified by their property identification (PIN) numbers:

333022220036	333022320245	333022320243	333022320239
333022220027	333022320237	333022320257	333022320236
333022220035	333022320231	333022320242	333022320238
333022230043	333022320262	333022320259	333022320247
333022230033	333022320254	333022320230	333022320256
333022230056	333022320261	333022320233	333022320229
333022320227	333022320246	333022320234	333022320248
333022320228	333022320253	333022320235	333022320244
333022320232	333022320255	333022320252	333022320258
333022320250	333022320226	333022320249	333022320260
333022320240	333022320241	333022320251	333022320263

333022320007	323022410256	293022320087	193022430154
333022320008	323022410254	293022230051	193022430155
333022320009	323022410251	293022230052	193022430156
333022320182	323022410204	293022320072	193022430060
333022320184	323022410205	293022310076	193022430061
333022320185	323022410206	293022310075	193022430063
333022320186	323022410208	293022310074	193022430064
333022320187	323022410203	293022310073	193022430065
333022320188	323022410207	293022310072	193022430066
333022320189	323022410211	293022310071	193022430062
333022320190	323022410210	293022310070	193022430059
333022320191	323022410212	293022310069	193022430069
333022320192	323022410213	293022310068	193022430070
333022320193	323022410214	293022310067	193022430072
333022320194	323022410209	293022320073	193022430074
333022320196	323022410267	293022310066	193022430068
333022320197	333022230055	293022310065	193022430071
333022320198	333022230057	293022310064	193022430073
333022320199	333022230046	293022310063	193022430067
333022320200	333022230053	293022310061	193022430093
333022320201	333022230051	293022310060	193022430094
333022320183	333022230047	293022310059	193022430095
333022320195	333022230044	293022310058	193022430096
333022320202	333022230045	293022310057	193022430097
333022320203	333022230052	193022430158	193022430098
333022320204	333022230050	193022430159	193022430091
333022320205	333022220032	193022430149	193022430092
333022320206	333022220034	193022430150	193022430108
333022320207	333022220016	193022440092	193022430109
333022320208	333022220031	193022440093	193022430110
333022320209	293022230050	193022440094	193022430111
333022320210	293022230049	193022440095	193022430112
333022320211	293022230054	193022440096	193022430113
323022410036	293022230053	193022440097	193022430114
323022410252	293022230046	193022440098	193022430107
323022410261	293022230045	193022440099	193022430140
323022410265	293022320083	193022440100	193022430141
323022410264	293022320082	193022440101	193022430142
323022410266	293022320084	193022430151	193022430143
323022410253	293022320085	193022430152	193022430144
323022410255	293022320086	193022430153	193022430145

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The entire amount assessed against each parcel of land will be payable, unless prepaid as follows: in eight (8) equal, consecutive annual installments for bituminous replacement. The first of such installments shall be payable with general taxes levied in 2020, collectible with such taxes during 2021. The first installment will be payable with interest at the rate of a maximum of eight percent (8%) per annum on the entire assessment from the date of the resolution levying the same to December 31, 2020, and each subsequent installment will be payable with one year's interest at a maximum of eight percent (8%) per annum on all unpaid installments, except that no interest will be charged on the part paid if the whole or at least twenty-five percent (25%) of the assessment as to any parcel is paid to the City Administrator within thirty (30) days from the date of the adoption of the assessment roll.

All persons desiring to be heard with reference to the improvements and the area proposed to be assessed therefore may appear and be heard by the City Council at the time and place stated above. Oral or written objections by any property owner will be considered at the hearing.

Pursuant to Minnesota Statutes, Section 429.061, no appeal may be taken as to the amount of any assessment unless a written objection signed by the affected property owner is filed with the City Administrator prior to the assessment hearing or presented to the presiding officer at the hearing.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or City Administrator 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 City Administrator.

The City has an ordinance allowing deferred assessments for certain qualifying senior citizens and retired disabled homeowners. Under that ordinance, an owner of homestead property who is 65 years of age or older or who is totally or permanently disabled may defer special assessments if the following conditions are met: (1) The applicant must be a fee simple owner of the property or must be a contract vendee for fee simple ownership; (2) The property must be the applicant's principal place of domicile and be classified on the county's real estate tax rolls as the applicant's homestead; (3) The total of all annual installments from the special assessment levied against the homestead property must exceed one percent (1%) of the adjusted gross income of the property owners; (4) property must be zoned non-residential, and; (5) The owner must meet the age or disability requirement as of the date of the initial assessment hearing for the improvement being assessed. All deferred special assessments shall be charged simple interest at the same rate charged on the assessment, which was deferred until termination of the deferral status. The City Council may choose to modify the Senior Deferral Policy at the assessment hearing.

Dated: April 23, 2020

BY ORDER OF THE CITY COUNCIL

/s/ Kevin P. Watson

City Administrator