

Mayor  
**Heidi Gunderson**

Council Members  
**Craig Johnson**  
**Greg Urban**  
**Patricia Youker**  
**Bob Morse**

City Administrator  
**Kevin P. Watson**

**The City of Vadnais Heights**  
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Vadnais Heights, MN 55127

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## **PUBLIC HEARING NOTICE**

### NOTICE OF HEARING ON ASSESSMENTS FOR IMPROVEMENT NO. 2020-03 (COUNTY ROAD D IMPROVEMENT PROJECT) 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. 2020-03. 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. 2020-03 now being assessed is as follows: bituminous replacement and other infrastructure improvements on County Road D from Edgerton Street to approximately 200' east of Greenbriar Street.

The maximum total cost of the City's portion of the project if awarded is \$143,923.30. Of this total cost, the amount of the proposed assessment is \$71,961.65 with the City funding the remaining \$71,961.65.

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 Edgerton Street to approximately 200' east of Greenbriar Street.**

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

323022430083
323022440003
323022440084
323022440005

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