

**CITY OF WHITE BEAR LAKE
NOTICE OF ASSESSMENT HEARING FOR
2019 STREET RECONSTRUCTION ON
FOURTH STREET / FIFTH STREET / SIXTH STREET / SEVENTH STREET /
JOHNSON AVENUE / MOREHEAD AVENUE / VARIOUS ALLEYS / GARDEN LANE
CITY PROJECT NO.: 19-01 & 19-06**

To Whom It May Concern:

Notice is hereby given that the City Council of White Bear Lake will hold a public hearing in the Council Chambers, 4701 Highway 61, at **7:00 p.m. on Tuesday, October 8, 2019**, to consider, and possibly adopt, the proposed assessment for the 2019 Street Reconstruction Project against benefitting properties on:

Fourth Street (from Stewart Avenue to Johnson Avenue)
Fifth Street (from Stewart Avenue to Lake Avenue)
Sixth Street (from Stewart Avenue to Lake Avenue)
Seventh Street (from Stewart Avenue to Lake Avenue)
Johnson Avenue (from Fourth Street to Seventh Street)
Morehead Avenue (from Lake Avenue to Seventh Street)
Alley 2 (between Stewart Avenue and Morehead Avenue from 5th Street to 6th Street)
Alley 3 (between Stewart Avenue and Morehead Avenue from 6th Street to 7th Street)
Alley 4 (between Johnson Avenue and Lake Avenue from 5th Street to south end)
Alley 5 (between 5th Street and 6th Street from Johnson Avenue to east end)
Alley 6 (between 6th Street and 7th Street from Johnson Avenue to east end)
Garden Lane (from Lemire Lane to Bald Eagle Avenue)

The amount of the proposed assessment rolls for City Project 19-01 and 19-06 is \$604,991.04. Adoption by the Council on the proposed assessments may occur at the hearing.

Such persons as desire to be heard with reference to the proposed assessments will be heard at this meeting.

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 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 Clerk; however, no appeal may be taken as to the amount of any individual 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 owner of any property assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole or a portion of the assessment on such property, to the City of White Bear Lake, and no interest shall be charged if the entire assessment is paid within thirty (30) days from the adoption of the assessment, and may at any time thereafter, pay to the Ramsey County Auditor 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.

The assessment will be payable over a period of fifteen (15) years for residential properties. The first installment, payable with the 2020 taxes, shall bear interest at the rate of 4.41% per annum from the date of adoption of this assessment roll through December 31, 2020.

Pursuant to the authority granted by Minnesota Statutes, Section 435.193 and City Ordinance No. 612, any person 65 years of age or older or retired by virtue of a permanent and total disability owning and

homesteading property, and which person meets the qualifications of hardship as defined herein, may apply for and receive deferred payment of special assessment so levied by making application therefore to the City of White Bear Lake, Minnesota in accordance with Minnesota Statutes 435.194. A hardship shall be deemed to exist when the average annual payment for all assessments levied against the subjects' property exceeds one percent (1%) of the adjusted gross income of the applicant as evidenced by the applicant's most recent Federal Income Tax return. Deferred assessments shall be subject to interest at the rate of 4.41% per annum of the remaining unpaid balance. The option to defer payment of special assessments shall terminate and all amounts accumulated, including accrued interest, shall become due upon the occurrence of any of the following events:

- a. The death of the owner, provided that the spouse is otherwise not eligible for the benefits hereunder;
- b. The sale, transfer or subdivision of the property or any part thereof; or
- c. If the property should, for any reason, lose its homestead status.

Paul Kauppi, P.E.
Director of Public Works/City Engineer

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