

**CITY OF WHITE BEAR LAKE  
NOTICE OF ASSESSMENT HEARING FOR  
2019 MILL & OVERLAY PROJECT ON  
GLEN OAKS AVE / ASPEN COURT / SUMAC COURT / SUMAC RIDGE /  
CHICAGO AVE / MOREHEAD AVE / STEWART AVE / ALLEY / CAMPBELL AVE /  
CAMPBELL CIRCLE / DEBRA ST / ELEVENTH ST / LEMIRE CIRCLE /  
LEMIRE LANE / TENTH ST / THURY COURT / WALNUT ST / WOOD AVE  
CITY PROJECT NO.: 19-04 & 19-13**

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 Mill & Overlay Project against benefitting properties on:

**Glen Oaks Avenue** (from County Road D to Sumac Ridge)  
**Aspen Court** (from Glen Oaks Avenue to Cul-de-sac)  
**Sumac Court** (from Glen Oaks Avenue to Cul-de-sac)  
**Sumac Ridge** (from 300' West of Glen Oaks Avenue to Cul-de-sac)  
**Chicago Avenue** (from Stewart Avenue to Morehead Avenue)  
**Morehead Avenue** (from State 96 to Chicago Avenue)  
**Stewart Avenue** (from State 96 to Chicago Avenue)  
**Alley** (from Chicago Avenue to South)  
**Campbell Avenue** (from Tenth Street to Eleventh Street)  
**Campbell Circle** (from Campbell Avenue to End Cul-de-sac)  
**Debra Street** (from Ninth Street to Parking Lot)  
**Eleventh Street** (from End Cul-de-sac to End Cul-de-sac)  
**Lemire Circle** (from Lemire Lane to End Cul-de-sac)  
**Lemire Lane** (from Tenth Street to Garden Lane)  
**Tenth Street** (from Georgia Lane to Wood Avenue)  
**Tenth Street** (from Campbell Avenue to Bald Eagle Avenue)  
**Thury Court** (from Debra Street to End Cul-de-sac)  
**Walnut Street** (from Ninth Street to Tenth Street)  
**Wood Avenue** (from Tenth Street to Garden Lane)

The amount of the proposed assessment roll for City Projects 19-04 and 19-13 is \$301,020.29. 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 ten (10) years for residential properties and fifteen (15) years for apartments and commercial 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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