

**CITY OF WHITE BEAR LAKE  
NOTICE OF ASSESSMENT HEARING FOR  
2020 STREET RECONSTRUCTION ON  
COTTAGE PARK ROAD / CIRCLE DRIVE / LAKEVIEW AVENUE / BELLAIRE AVENUE  
CITY PROJECT NOS.: 20-01 & 20-06**

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, September 22, 2020**, to consider, and possibly adopt, the proposed assessment for the 2020 Street Reconstruction Project against benefitting properties on:

**Cottage Park Road** (from Lakeview Avenue to Old White Bear Avenue)  
**Circle Drive** (from Cottage Park Road to Cottage Park Road)  
**Lakeview Avenue** (from South Shore Boulevard to Old White Bear Avenue)  
**Bellaire Avenue** (from Orchard Lane to County Road E)

The total amount of the proposed assessment rolls for City Projects 20-01 and 20-06 is \$359,601. Owners may contact the City to review the proposed assessment roll. The amount to be specially assessed against a particular lot, piece, or parcel of land will be mailed to the affected property owner prior to the hearing. Adoption by the Council on the proposed assessments may occur at the hearing.

At the time and place fixed for the public hearing, the City Council will give all persons who appear at the hearing an opportunity to express their views with respect to the proposed assessments. In addition, interested persons may direct any questions or file written comments respecting the proposed assessments with the City Engineer, at or prior to the public hearing.

PLEASE NOTE, due to COVID-19, the public hearing may be conducted via telephone or other electronic means as allowed under Minnesota Statutes, Section 13D.021. Please refer to the City's website at <https://www.whitebearlake.org/> or call City Hall at 651-429-8508 to learn how to attend the public hearing via telephone or electronically.

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, please note that 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 City Council may consider any such objection at the hearing or may continue the hearing and request additional information from the staff before acting on the objection.

At any time prior to certification of the assessment to the County Auditor, an owner may pay the whole or a portion of their assessment to the City of White Bear Lake. No interest will be charged if the owner pays the entire amount of the assessment to the City within thirty (30) days from the adoption of the assessment. After that point, an owner may 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 following year.

The assessment will be payable over a period of fifteen (15) years for residential properties and twenty (20) years for apartments and commercial properties. The first installment, payable with the 2021 taxes, shall bear interest at the rate of 3.46% per annum from the date of adoption of this assessment roll through

December 31, 2021. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

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 applying to the City of White Bear Lake, Minnesota in accordance with Minnesota Statutes, Section 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 3.46% 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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