

**CITY OF WHITE BEAR LAKE  
NOTICE OF ASSESSMENT HEARING FOR  
2021 PAVEMENT REHABILITATION PROJECT ON  
CAMPANARO LANE / GARDEN LANE / GEORGIA LANE / WOODCREST ROAD /  
BIRCH LAKE AVENUE / ELM STREET / FAIR OAKS DRIVE / FAIR OAKS COURT /  
SAVANNAH AVENUE / LAKEHILL CIRCLE / FIFTH STREET / SIXTH STREET / ALLEY  
CITY PROJECT NOs.: 21-01, 21-06 & 21-13**

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, September 28, 2021**, to consider, and possibly act to adopt, the proposed assessment for the 2021 Pavement Rehabilitation Project against benefitting properties on:

**Campanaro Lane** (from Ninth Street to Garden Lane)  
**Garden Lane** (from Woodcrest Road to Georgia Lane)  
**Georgia Lane** (from Ninth Street to Garden Lane)  
**Woodcrest Road** (from Ninth Street to Garden Lane)  
**Birch Lake Avenue** (from Otter Lake Road to Fourth Avenue)  
**Elm Street** (from Fair Oaks Drive to Willow Avenue)  
**Fair Oaks Drive** (from Elm Street to Savannah Avenue)  
**Fair Oaks Court** (from Fair Oaks Drive to End Cul-De-Sac)  
**Savannah Avenue** (from Elm Street to End Cul-De-Sac)  
**Lakehill Circle** (from County Road F to End Cul-De-Sac)  
**Fifth Street** (from Cook Avenue to Stewart Avenue)  
**Sixth Street** (from Banning Avenue to Stewart Avenue)  
**Alley** (between Cook Avenue and Stewart Avenue from 6<sup>th</sup> Street to 7<sup>th</sup> Street)

The total amount of the proposed assessment roll for City Projects 21-01, 21-06 and 21-13 is \$480,351.85. The estimated cost of the improvement is \$1,498,622.37. Owners may contact the City to review the proposed assessment roll, which is on file with the City Clerk. 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 regarding the proposed assessments and the City Council will consider all written or oral objections raised before or at the hearing. 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 651-762-4821 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.

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 3.29% 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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