



NOTICE OF PUBLIC HEARING ON PROPOSED ASSESSMENTS

**2021 STREET IMPROVEMENT PROJECT
CITY PROJECT NO. 02A-21**

NOTICE IS HEREBY GIVEN that the Minnetrista City Council will meet via teleconference at 7:00 p.m. on Monday, June 7, 2021 to open a Public Hearing on the proposed assessments for the improvements described in this notice. To listen live to the City Council meeting, call 1-669-224-3412, and enter the meeting code number 941 895 157. You may also join online <https://global.gotomeeting.com/join/941895157>. To submit a written objection to the assessment, email City Administrator Michael Barone (mbarone@ci.minnetrista.mn.us), or mail a letter to City Hall. Written or oral objections to the assessment by any property owner will be considered at the hearing. The Council may adopt the assessment at the hearing, which, at their discretion, may remain open until the June 21, 2021 meeting to allow time for persons owning property affected by such improvement an extended opportunity to submit a written objection to the assessment. The proposed assessments are on file in the office of the City Clerk. The description of the improvement, its nature, the total estimated project cost, the total amount proposed to be assessed, and the area proposed to be assessed are as follows:

In general, this project includes improvements to the streets listed below, minor repairs to the watermain, addition of minor storm sewer infrastructure, adjustment of valve boxes and manhole rings and castings. Properties to be assessed are those deriving direct benefit from this project. Specifically, it is those properties abutting or accessing from:

Road Name	From	To
Hardscrabble Circle	County Road 44	Hardscrabble Road
Hardscrabble Road	Hardscrabble Circle	North Terminus
Minneapolis Avenue	County Road 19	West Terminus
Stonebridge Road	County Road 44	Stonebridge Circle
Stonebridge Circle	North Terminus	South Terminus
Loring Drive	County Road 44	South Terminus

TOTAL AMOUNT TO BE ASSESSED: \$987,596.00

(Street and storm sewer improvements only)

TOTAL ESTIMATED PROJECT COST: \$2,177,849.52

PARCEL PROPOSED TO BE ASSESSED:

Parcel No:	
Property Owner:	
Parcel Address:	
Final Assessment Amount:	

**IF THE CITY COUNCIL APPROVES THE ASSESSMENT AS PROPOSED, YOU
WILL NOT RECEIVE A BILL OR AN INVOICE.**

Questions on the proposed project?
Contact Adam Gadbois, Assistant City Engineer:
763-762-2803 or agadbois@wsbeng.com

SUMMARY OF ASSESSMENT INFORMATION

(assumes City Council will approve the assessment as proposed at the June 7, 2021 assessment hearing)

Assessment amount:

\$7,906.00

Payable over 20 years at 3.25% interest

Payment options:

1. Pay the assessment in full to the City of Minnetrista Finance Dept. by November 1, 2021 and no interest will be collected.
2. Pay the assessment in full to the City of Minnetrista Finance Dept. between November 1, 2021 and November 15, 2021 and you will owe interest from November 1, 2021 to the date paid.
3. If you take no action, you will make annual payments via your County taxes. Interest will be collected each year based on the outstanding principal owed on the assessment. (see attached amortization schedule)

A post assessment adoption letter and final schedule will be mailed in July 2021.

For more payment information please call 952-241-2516 or email

bgrimm@ci.minnetrista.mn.us

Once the assessment is approved by City Council, payment can be mailed to or dropped off at:

City of Minnetrista
Attn: Finance Department
7701 County Road 110W
Minnetrista, MN 55364

The assessment is proposed to be payable in an equal principal, declining interest method (see attached amortization schedule) extending over a period of twenty (20) years, the first of the installments to be payable with your 2022 property taxes and will bear interest at the rate of 3.25 percent (3.25%) per annum from the date listed in the assessment resolution. This assessment will show up on your first property tax statement for 2022. To the first installment shall be added interest on the entire assessment from the date listed in the assessment resolution (proposed to be November 1, 2021) until December 31, 2022. To each subsequent installment when due shall be added interest for one (1) year on all unpaid installments.

You may at any time prior to certification of the assessment to the County Auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City of Minnetrista. No interest shall be charged if the entire assessment is paid by November 1, 2021. You may at any time thereafter, pay to the City of Minnetrista 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. If you decide not to prepay the assessment before the date given above, the rate of interest that will apply is 3.25 percent (3.25%) per year. The right to partially prepay the assessment is only available in the first year (before November 15, 2021). No partial prepayments are accepted in years 2022 and beyond once the assessment has been sent to the County.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of appeal upon the Mayor or Clerk of the City within 30 days after the adoption of the assessment and filing such notice with district court within ten days after service upon the Mayor or Clerk.

The total amount to be assessed to the benefiting property owners is \$987,596.00 for streets and storm sewer. Written and oral objections will be considered at the meeting. No appeal may be taken as to the amount of an 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 Council may upon such notice, consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable. All objections to the assessments not received at the assessment hearing in the manner prescribed by Minnesota Statutes, Section 429.061 are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

Under the provisions of Minnesota Statutes, Sections 435.193 to 435.195, the City may, at its discretion, defer the payment of assessments for any homestead property owned by a person 65 years of age or older, or retired by virtue of a permanent and total disability or a member of the military who has been ordered into active duty for whom it would be a hardship to make the payments. The City has established a deferment procedure pursuant to those Sections.

Michael Barone
City Administrator
City of Minnetrista, Minnesota