

NOTICE OF HEARING ON PROPOSED ASSESSMENT

**MAIN STREET WEST AND RAINBOW AVENUE UTILITY AND STREET IMPROVEMENTS
FOR THE CITY OF MAPLE PLAIN, MINNESOTA**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the council will meet at 6:00 p.m. on Tuesday, November 18, 2014 at the Council Chambers, Discovery Center, 5050 Independence Street, to consider, and possibly adopt, the proposed assessment for the street and utility improvements along Main Street West from the west City Limits to Halgren Road and Rainbow Avenue from Main Street West to Parkview Road. Adoption by the council of the proposed assessment may occur at the hearing.

The total amount of the project cost is \$2,695,000, the proposed amount to be assessed is \$870,388. Such assessment is proposed to be payable in equal annual installments extending over a period of 20 years, the first of the installments to be payable on or before the first Monday in January 2015, and will bear interest at the rate of 4.50 percent per annum from the date of the adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2014. To each subsequent installment when due shall be added interest for one 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 Maple Plain. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment. You may at any time thereafter, pay to the City of Maple Plain 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 4.50 percent per year. The right to partially prepay the assessment according to Ordinance is not available.

The proposed assessment roll is on file for public inspection at the city clerk's office. The total amount of the project is \$2,695,000, of which a portion will be assessed. Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal 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.

Under Minn. Stat. §§ 435.193 to 435.195, the council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law, may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on his/her property.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or clerk of the city within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

Tessia Melvin
City Administrator