

CITY OF MAPLE PLAIN NOTICE OF HEARING ON IMPROVEMENT

TO WHOM IT MAY CONCERN:

Notice is hereby given that the council will meet at 7:00 p.m. on November 18, 2024, in the City Council Chambers of the Maple Plain City Hall located at 5050 Independence Street, Maple Plain, MN to consider, and possibly adopt, the proposed assessment for the 2024 Street Reconstruction Project. The project includes reconstruction of Independence Street between Budd Avenue and Howard Avenue, Bryant Street and Wyman Avenue. The project includes replacement of the water and sanitary sewer mains and services; curb and gutter; storm sewer; and new pavement.

The total cost of the improvement is \$4,566,074.57 and the total cost to be assessed is \$1,561,176.18. 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 2025, and will bear interest at the rate not to exceed 5.50 percent per annum from the date of the adoption of the assessment resolution.

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. 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 Hennepin County 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 not to exceed 5.50 percent per year. The right to partially prepay the assessment is not available.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed assessment is \$1,561,176.18. 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, one retired by virtue of a permanent and total disability, or a member of the National Guard or other reserves ordered to active military service for whom it would be a hardship to make the payments. However, the City Council has not passed a resolution or ordinance allowing for deferment of assessments.

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.

Jacob Kolander,
City Administrator

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