

CITY OF CIRCLE PINES, MINNESOTA

NOTICE OF HEARING ON PROPOSED ASSESSMENT

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN, that the Council will meet at 7:00 p.m. on October 14, 2015 at City Hall, 200 Civic Heights Circle, Circle Pines, MN to consider, and possibly adopt, the proposed assessment for the cost of improving by mill and overlay Indian Hills Drive and Indian Hills Lane in their entirety, and Ridge Road, Pleasant View Lane and Woodcrest Drive in their entirety and Shady Way and Oak Ridge Trail in their entirety.

The amount to be specially assessed against your particular lot, piece, or parcel of land is \$1,425. Such assessment is proposed to be payable in equal annual installments extending over a period of 5 years, the first of the installments to be payable on or before the first Monday in January, 2016, and will bear interest at the rate of 3.47 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, 2015. 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. 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 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 December 1 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 3.47 percent per year.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed assessment is \$300,810.58. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a signed, written objection is filed with the Clerk prior to the 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 any adjourned meeting upon such further notice to the affected property owners, as it deems advisable.

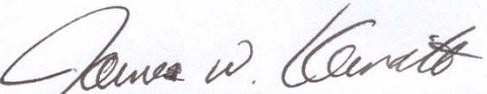
Under Minn. Stat. §§435.193 to 435.195 and City Ordinance No. 109, the Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability or is a member of the Minnesota National Guard on active duty 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 and Ordinance, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law and Ordinance No. 109 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.

If an assessment is contested or there is an adjourned hearing, the following procedure will be followed:

1. The City will present its case first by calling witnesses who may testify by narrative or by examination, and by the introduction of exhibits. After each witness has testified, the contesting party will be allowed to ask questions. This procedure will be repeated with each witness until neither side has further questions.
2. After the City has presented all its evidence, the objector may call witnesses or present such testimony as the objector desires. The same procedure for questioning of the City's witnesses will be followed with the objector's witnesses.
3. Counsel may represent the objector.
4. Minnesota Rules of Evidence will not be strictly applied; however, they may be considered and argued to the Council as to the weight of items of evidence or testimony presented to the Council.
5. The entire proceedings will be tape recorded.
6. At the close of presentation of evidence, the objector may make a final presentation to the Council based on the evidence and the law. No new evidence may be presented at this point.
7. The Council may adopt the proposed assessment at the hearing.

An owner may appeal 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 30 days after the adoption of the assessment; and filing such notice with the district court within 10 days after service upon the Mayor or Clerk.

In compliance with the Americans with Disabilities Act, a disabled individual may one week in advance contact City Hall by phone at (763) 784-5898, or TDD (763) 231-2617; or writing to request reasonable assistance to be able to participate in these proceedings



James W. Keinath, City Clerk

Dated: September 28, 2015