

CITY OF SHAFER

NOTICE OF HEARING ON PROPOSED ASSESSMENT

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Shafer will meet in the Council chambers of the City Hall at 7:00 PM on May 8, 2017, to consider, and possibly adopt, the proposed assessment for Improvement 2016-1, the 2017 Street Improvement Project, an improvement of 302nd Street, 303rd Street, Regal Avenue, Ridgewood Avenue, 304th Street, and 305th Street by milling the existing pavement surface, mixing of the milled asphalt with existing gravel base, removal & reuse of the reclaimed material, replacing the existing storm sewer, replacing fire hydrants, installing new bituminous and concrete curb, and placing new bituminous pavement.

The portion of the costs of such improvement to be paid by the Enterprise Fund is hereby declared to be \$270,000 and the portion of the cost to be assessed against benefited property owners is declared to be \$890,000 with a total cost of \$1,160,000. Such assessment is proposed to be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2018, and will bear interest at the rate of at or below 5 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, 2017. 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 Shafer. 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 Shafer the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which such payment is made. Such payment must be made before November 15th or interest will be charged through December 31st 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 at or below 5 percent per year.

The proposed assessment roll is on file for public inspection at the City office. 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 City 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 City 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. 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, 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 City 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 City Clerk.