

**CITY OF PRIOR LAKE  
DOWNTOWN SOUTH RECONSTRUCTION PROJECT ASSESSMENT HEARING**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council will meet in the Council Chambers at City Hall, 4646 Dakota Street SE, Prior Lake, MN 55372, at 7:00 p.m. on Monday, March 21<sup>st</sup>, 2022, to consider, and possibly adopt, the proposed assessment for the Downtown South Reconstruction project, a street and utility reconstruction project, which is an improvement of the following corridors:

- Colorado Street SE from Duluth Avenue SE to Main Avenue SE;
- Pleasant Street SE from Duluth Avenue SE to Trunk Highway 13; and
- Main Avenue SE from Pleasant Street SE to County Road 21 (Eagle Creek Avenue SE).

The total estimated cost of the improvement project is \$5,780,000. Adoption by the council of the proposed assessment against abutting property may occur at the hearing. The area proposed to be assessed includes all properties located along the above-mentioned roadways.

The amount to be specially assessed against individual properties is on file for public inspection at the city clerk's office. Such assessment is proposed to be payable in equal annual installments extending over a period of 10 years, the first of the installments will bear interest at the rate of 2.94 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 October 29, 2022 until December 31, 2022. 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 Prior Lake. No interest shall be charged if the entire assessment is paid on or before October 28, 2022. You may at any time thereafter, pay the City of Prior Lake the entire amount of the assessment remaining unpaid, with interest accrued to December 31<sup>st</sup> of the year in which such payment is made. Such payment must be made before November 15<sup>th</sup> or interest will be charged through December 31<sup>st</sup> 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 2.94 percent. The right to partially prepay the assessment is 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 \$818,847.84. Written or oral objection 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. Sections 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. When deferment of the special assessment has been granted and is terminated for any reason provide 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. 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 ten days after service upon the mayor or clerk.

Jason Wedel, City Manager  
952-447-9801

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