



## **NOTICE OF PUBLIC HEARING ON PROPOSED ASSESSMENT**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City of Baxter City Council will meet at 6:00 p.m. on Thursday, April 25, 2024, at the Baxter City Hall, 13190 Memorywood Drive, Baxter, Minnesota, to consider the proposed assessment for the improvement No. 4424, the improvement of roadway segments:

Jepson Road in its entirety, Kingwood Drive in its entirety, Knollwood Court in its entirety, Fairfax Road in its entirety, Fairfax Court in its entirety, Cottage Grove Drive in its entirety, Northwoods Drive in its entirety, Camden Road in its entirety, Kenwood Drive (Fairview Road to 1,590' north of Fairview Road), Interlacken Road in its entirety, Fairmont Court in its entirety, Edmonton Road in its entirety, Donald Street in its entirety, Parkwood Drive (Mountain Ash Drive to Kingwood Drive), Knollwood Drive (Fairview Road to Donald Street), Glory Road (1,600' west of Isle Drive to 1,125' west of Isle Drive), Elmwood Drive in its entirety, Forthun Road (Elder Drive to Elmwood Drive), Forthun Road (570' west of roundabout to 386' west of roundabout), Edgewood Drive (530' north of Woida Road to Novotny Road), Novotny Road (300' west of TH 371 to TH 371), Whispering Woods Lane (Dellwood Drive to Pearl Drive), Dellwood Drive (430' north of Woida Road to Whispering Woods Lane), Garrison Road Trail and City Utility Improvements and Elder Drive Trail Improvements.

Adoption by the Council of the proposed assessment may occur at the close of the hearing or the following regular council meeting on Tuesday, May 7, 2024, at 7:00 p.m. Areas to be assessed include abutting and non-abutting property located along:

Jepson Road in its entirety, Kingwood Drive in its entirety, Knollwood Court in its entirety, Fairfax Road in its entirety, Fairfax Court in its entirety, Cottage Grove Drive in its entirety, Northwoods Drive in its entirety, Camden Road in its entirety, Kenwood Drive (Fairview Road to 1,590' north of Fairview Road), Interlacken Road in its entirety, Fairmont Court in its entirety, Edmonton Road in its entirety, Donald Street in its entirety, Parkwood Drive (Mountain Ash Drive to Kingwood Drive), Knollwood Drive (Fairview Road to Donald Street), Glory Road (1,600' west of Isle Drive to 1,125' west of Isle Drive), Elmwood Drive in its entirety, Forthun Road (Elder Drive to Elmwood Drive), Forthun Road (570' west of roundabout to 386' west of roundabout), Edgewood Drive (530' north of Woida Road to Novotny Road), Novotny Road (300' west of TH 371 to TH 371), Whispering Woods Lane (Dellwood Drive to Pearl Drive), Dellwood Drive (430' north of Woida Road to Whispering Woods Lane), Garrison Road City Utility Improvements.

The amount to be specially assessed against your particular lot, piece, or parcel of land is shown in the attachment(s) to this notice. Assessment shall be payable in equal annual installments extending over a period of either 7 years for Mill and Overlay, 12 years for Full Depth Reclamation, or 12 years for City Utility Improvements. The first of the installments to be payable on or before the first Monday in January 2025 and shall bear interest at the rate of 7.00% for all parcels from the date of the adoption of the assessment resolution.

The final assessment interest rate will be determined when the bonds financing the improvements are sold, per the city's assessment policy. To the assessment balance shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2024. 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 Crow Wing County Auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City Clerk. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment (**paid in full by Thursday, June 6, 2024**). You may at any time, thereafter, pay to the City of Baxter or Crow Wing County Auditor 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 estimated at 7.00%. The right to partially prepay the assessment according to Ordinance No. 1-8-1 is available. Partial prepayment of assessments may be made within 30 days from the adoption of this assessment (**by June 6, 2024**). The Council shall consider adoption of this assessment on Tuesday, May 7, 2024, at 7:00 p.m. **No further notices regarding this assessment shall be mailed.**

The proposed assessment roll is on file for public inspection at the city clerk's office. The total amount of the proposed assessment is \$2,963,058.81. 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 owners is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing.

Under Minnesota Statute 435.193 to 435.195 and City Ordinance No. 1-8-1, 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, retired by virtue of a permanent and total disability, or ordered into 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 No. 1-8-1, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law and Ordinance No. 1-8-1, may, within 30 days of the confirmation of the assessment (**by June 6, 2024**), apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on his/her property. To continue to defer the payment in future years, the assessed property owner must continue to be eligible and apply for the deferral of payment by August 31 of each subsequent year.

A property owner may appeal an assessment to district court pursuant to Minnesota Statute 429.081 by serving notice of the appeal upon the mayor or clerk of the City of Baxter 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.

Dated at Baxter, Minnesota, this 9<sup>th</sup> day of April 2024.

CITY OF BAXTER, MINNESOTA

By Kelly Steele  
Assistant City Administrator/Clerk