

CITY OF COLUMBIA HEIGHTS
ANOKA COUNTY, MINNESOTA
NOTICE OF HEARING FOR PROPOSED SPECIAL ASSESSMENTS

PURSUANT TO CITY CHARTER, Notice is hereby given that the City Council of Columbia Heights, Minnesota will conduct a public hearing, at the City Council Meeting, on Monday, October 14, 2019 in the Council Chamber at 590 - 40th Avenue NE, Columbia Heights, Minnesota for the purpose of adopting an assessment roll for the following special charges, heretofore approved and completed:

7:00 PM, MONDAY, OCTOBER 14, 2019

Table with 4 columns: P.L.R. 2019-MS-30-001, P.L.R. 2019-MS-30-002, P.L.R. 2019-MS-30-003, P.L.R. 2019-MS-30-004

DELINQUENT CHARGES FOR ONE OR MORE SERVICES REQUIRED BY CITY ORDINANCE, INCLUDING WATER, SEWER, REFUSE, WEED CUTTING, TREE REMOVAL, AND ABATEMENT OF NUISANCE/HAZARDOUS CONDITIONS

Assess 1 year at 4% interest \$431,705.49

The properties to be assessed are set forth below identified by Parcel Identification Number (PIN), DELINQUENT CHARGES FOR ONE OR MORE SERVICES REQUIRED BY CITY ORDINANCE, INCLUDING WATER, SEWER, REFUSE, WEED CUTTING, TREE REMOVAL, AND ABATEMENT OF NUISANCE/HAZARDOUS CONDITIONS

To find your tax parcel identification number, check your real estate tax statement.

Main table with 4 columns of parcel identification numbers (PINs) ranging from 25-30-24-11-0001 to 26-30-24-43-0143

Table with 4 columns of parcel identification numbers (PINs) ranging from 26-30-24-43-0150 to 36-30-24-43-0025

ASSESSMENT ROLL AVAILABLE FOR INSPECTION

The proposed assessment rolls are now on file for public inspection at the City of Columbia Heights Clerk's Office, 590 - 40th Avenue NE, Columbia Heights, Minnesota. You are invited to examine the assessment rolls prior to the hearing during business hours; no appointments are necessary. The assessment rolls will also be available for examination at the hearing.

OBJECTIONS AND APPEALS

Written and oral objections will be considered at the hearing. The City Council may adopt the assessments at the hearing or at a subsequent meeting. Minnesota Statute, Section 429.051, states that no appeal may be taken as to the amount of the 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. An owner may appeal an assessment to the District Court pursuant to Minnesota Statute, Section 429.051, by serving notice of the appeal upon the Mayor or the Clerk of the City within thirty (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 the Clerk.

AUTHORITY TO SPECIALLY ASSESS

The proposed assessments are to be levied pursuant to Minnesota Statutes, Chapter 429. The improvements are proposed to be assessed on an area, lot or frontage basis, or combination of these methods against properties abutting or tributary to said improvements. The areas, parcels, lots and pieces of property, as specifically described herein, are subject to said assessments. The amounts set forth in this Notice are the proposed final assessments. The City Council may levy and adopt special assessments that are the same or different than the proposed amounts.

Continued...

**(CONTINUED...) CITY OF COLUMBIA HEIGHTS
ANOKA COUNTY, MINNESOTA
NOTICE OF HEARING FOR PROPOSED SPECIAL ASSESSMENTS
PAYMENTS OF SPECIAL ASSESSMENTS**

Once the special assessments are levied and adopted, the special assessments will be certified to the Anoka County Auditor to be extended on the property tax lists for collection with real estate taxes. Prior to this certification, however, the property owner may prepay a portion of or the entire amount of the special assessments without any interest thereon provided the prepayment is received no later than 4:15pm on November 14, 2019. If the property owner wishes to prepay the special assessments without any interest, then such payment must be made to the City of Columbia Heights at City Hall, 590 - 40th Avenue NE, Columbia Heights, Minnesota 55421.

If prepayment is not received before 4:15 pm on November 14, 2019, then:

(a) The annual principal installments, together with interest accrued on the unpaid balance, are due and payable together with real estate taxes.

(b) Interest on the entire special assessments, from the date of levy to December 31st of the year in which the first installment is payable, is added to the first principal installment. The first installment will be due and payable in 2020.

(c) If in the future the property owner wishes to pay off the remaining balance of the assessments, then Minnesota Statute, Section 429.061, Subdivision 3, provides that such payment may be made to the City of Columbia Heights, together with interest accrued to December 31st of the year in which payment is made as long as payment is made prior to November 15th; if the payoff occurs after November 15th, then interest for the next year is also added. Partial payment of the special assessments is not allowed by the City; the payment must be for the entire amount of the special assessments.

If the adopted assessments differ from the proposed assessments as to any particular lot, piece or parcel of land, then the City will mail to the owner a notice stating the amount of the adopted assessments. Owners will also be notified, by mail or at the assessment hearing, if the City Council adopts any changes in the interest rate or prepayment requirements from those contained in this Notice of Hearing.

Auxiliary aids for handicapped person are available upon request when the request is made at least 96 hours in advance. Call the City Council Secretary at 763-706-3611, or TDD 763-706-3692 (for deaf only) to make arrangements.

THE CITY OF COLUMBIA HEIGHTS
Kelli Bourgeois, City Manager

Published in
The Life
September 20, 2019
977907, 977920