

City of Mendota Heights

NOTICE OF HEARING TO DETERMINE AND CONSIDER ASSESSMENTS FOR FRIENDLY HILLS NEIGHBORHOOD IMPROVEMENTS - PROJECT #202407

Date: September 24, 2025

To Whom It May Concern:

WHEREAS, the City Council of the City of Mendota Heights deems it necessary and desirable to consider and adopt the proposed assessments for the improvements hereinafter described.

NOW THEREFORE, notice is hereby given that the City Council of the City of Mendota Heights will hold a public hearing on said proposed assessments at the following time and place within the city:

Date and Time: **Tuesday, October 21, 2025, at
6:00 p.m., or as soon as possible thereafter**

Location: **Mendota Heights City Hall
1101 Victoria Curve
Mendota Heights, MN 55118**

The general nature of the improvements known and designated as Job #202407 for which said assessments are to be made are:

Rehabilitation of Apache Court, Apache Lane, Apache Street, Aztec Lane, Cheyenne Lane, Creek Avenue, Decorah Lane, Fox Place, Havenview Court, Hazel Court, Hokah Avenue, Keokuk Lane, Mohican Court, Mohican Lane, Nashua Lane, Navajo Lane, Ocala Court, Ocala Lane, Pagel Road, Pontiac Place, Pueblo Drive, and Pueblo Lane including reclamation of the existing bituminous roadway, bituminous surfacing, sanitary sewer replacement and maintenance, watermain replacement, installation, and maintenance, storm sewer replacement, installation, and maintenance aggregate base, concrete curb and gutter replacement, concrete walk replacement, bituminous trail replacement, pedestrian ramp improvements and appurtenant work.

The area proposed to be assessed is every lot, piece, and parcel benefiting from said improvement, whether abutting or not, based on benefits received without regard to cash valuation within the following described areas:

Properties abutting: Bridgeview Shores 3rd Addition, Delaware Crossing, Delaware Crossing 2nd Addition, Friendly Hills Rearrangement, Haselberger Addition, Section 36 Township 28 Range 23, Simek Rearrangement

It is proposed to assess every lot, piece or parcel of land benefited by said improvements whether abutting thereon or not based upon benefits received without regard to cash valuation in accordance with the proposed assessment roll thereof which is on file with the City Clerk of the City of Mendota Heights at city hall and which assessment roll is open to public inspection.

The total cost for the improvement is \$7,826,791.

The proposed assessment roll when adopted and confirmed as to the proper special assessment for each of said lots, pieces and parcels of land respectively, and the assessments against each parcel, together with an interest rate of 2.0% over the true interest cost of the bonds, up to 6.0% total, per annum accruing on the full amount thereof from time to time unpaid, shall be a lien concurrent with the general taxes upon such parcel and all thereof.

The total amount of the street rehabilitation assessment shall be payable in equal amounts extending over a period of 10 years.

The first of said installments, together with interest of the entire assessment commencing when the assessment roll is adopted by the City Council until December 31, 2026, to be payable with general taxes for the year 2025, collectible in 2026, one of each of the remaining installments, together with one year's interest on that and all other unpaid installments, to be payable with general taxes for each consecutive year thereafter until the entire assessment is paid.

Be it known that within 30 days of the adoption of the assessment roll, the owner of any lot, piece or parcel of land assessed hereby may at any time pay the whole amount of such an assessment, without interest to the city treasurer.

Written or oral objections to said proposed assessments will be considered at the public hearing. An owner may appeal an 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 roll and filing such notice with the district court within 10 days after service upon the Mayor or Clerk; however no appeal may be taken as to the amount of any individual assessment unless a written objection signed by the affected property owner is filed with the City Clerk prior to the assessment hearing or presented to the presiding officer at the hearing.

You are hereby advised to the provision of Minnesota Statues, Section 435.193, 435.194, and 435.195 which provides for the possibility of a deferral of special assessments in the case of hardship for senior citizens.

The council proposes to proceed under and pursuant to the authority granted by Chapter 429 of the Minnesota Statues.

Dated this 24th day of September 2025.

BY ORDER OF THE CITY COUNCIL

Nancy Bauer
City Clerk