



City of White Bear Lake

4701 Highway 61 N.
White Bear Lake, Minnesota 55110
651-429-8531 | www.whitebearlake.org

August 23, 2023

RE: Assessment Hearing for the 2022 South Shore Boulevard Sanitary Sewer Extension Project
City Project No. 22-08

Dear Property Owner(s):

The sanitary sewer extension portion of the project in your neighborhood is substantially complete. While we recognize the inconvenience and disruption you experienced, the project was completed with very few setbacks due to the hard and competent work of the contractor, Meyer Contracting, and their subcontractors.

The City Council is preparing for the last step in the improvement process, which is finalizing the assessments. The Council has ordered a Public Hearing for this purpose to be held on **Tuesday, October 24, 2023 at 7:00 p.m.** The purpose of the Public Hearing is to allow property owners to express any concerns regarding the proposed assessment. Please find detailed meeting information on the City's website at www.whitebearlake.org/ or call the City Clerk at 651-762-4821 to learn how to attend the public hearing.

ASSESSMENTS: If City Council adopts the proposed assessment roll, you have three options:

- 1) Pay all or a portion of the assessment within 30 days of the date City Council adopts the assessment roll. If the assessment is not paid in full, the balance is added to your property taxes. See the attached Paying Assessments: Frequently Asked Questions for more information.
- 2) Have the assessment applied to your property taxes for payment, together with interest, over the 15 year payment period. If you want the assessment applied to your property taxes, there is no action required from you.
- 3) Postpone the assessment until sewer connection is made. We realize that some properties have functioning compliant septic systems, so you have an option to postpone the assessment until you connect to the sanitary sewer main. The maximum that this assessment can be postponed is fifteen (15) years. In order to postpone the proposed assessment until connection you must sign a Postponed Assessment Agreement with the City by **September 22, 2023**, and provide proof that your septic system is compliant. Acceptable proof that a septic system is compliant requires a compliance inspection prepared by a licensed MPCA inspector within the last three years, per City Code, Section 504.040, subdivision 12. Interest will still accrue annually at 5.72% on postponed assessments. This postponed assessment must be paid within thirty (30) years.



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APPEAL PROCESS: A property owner may appeal an assessment to District Court pursuant to Minnesota Statutes, Section 429.081. Please note that no appeal may be taken as to the amount of any individual assessment if this process is not followed. If you wish to appeal your assessment, the first steps of the legal process are outlined below.

- The first step is to submit a written objection to the City Clerk prior to the closing of the public hearing. The objection must be signed by the affected property owner. The City Council may consider such objection at the hearing or may continue the hearing and request additional information from the staff before acting on the objection.
- The next step to appeal an assessment is serving notice of the appeal upon the Mayor or Clerk of the City within thirty (30) days after the adoption of the assessment.
- After serving notice of the appeal upon the Mayor or Clerk of the City, such notice must be filed with the District Court within ten (10) days.

Enclosed with this letter you will find:

- **Official Notice of Assessment Hearing:** This document notifies property owners of the Public Hearing that will be held at 7:00 p.m. on Tuesday, October 24, 2023. A full notice will also be published in the White Bear Press in the August 30, 2023 issue.
- **Paying Assessments: Frequently Asked Questions:** This handout answers the most common questions asked during the assessment process.
- **Proposed Assessment:** This sheet shows your proposed assessment for this project.

If the Council adopts the assessment roll, you will be mailed notification of their action, a final assessment notice indicating the exact amount your property will be assessed, methods of payment available and the payment deadline.

The Engineering Department would like to thank you for your patience and cooperation during this sanitary sewer extension project. We realize there were inconveniences that you had to deal with, and we appreciate your willingness to cooperate with the construction crews during critical periods of the project.

We hope you enjoy the new improvements that have been constructed, as we are confident they will serve you well for many years to come.



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Sincerely,

A handwritten signature in black ink, appearing to read "Paul Kauppi".

Paul Kauppi, P.E.

Director of Public Works/City Engineer

PK/cav

Attachments: Official Notice of Assessment Hearing
Paying Assessments: Frequently Asked Questions
Proposed Assessment