

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**NOTICE OF HEARING ON PROPOSED SPECIAL ASSESSMENTS  
2021 NUISANCE ABATEMENT**

**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the City Council of Inver Grove Heights, MN will meet in the Council Chambers at 8150 Barbara Avenue, Inver Grove Heights, MN at 6:00 p.m. on June 27, 2022 to consider, pass upon and levy the proposed special assessments for improvements as follows:

**2021 Nuisance Abatement**

Various property owners were provided notice that their properties were out of compliance in a number of different aspects; long grass and weeds, refuse, and other nuisance conditions.

**General Nature of Work**

Lawns were mowed, trees and shrubs were trimmed, refuse was removed, and nuisances were abated.

**Total Amount of Proposed Assessment**

The total amount of the proposed special assessments is as follows:

Assessments: \$3,929.58

**Proposed Assessments Against Particular Lots, Pieces or Parcels of Land**

The proposed special assessments against the particular properties to be assessed are set forth below (to find your tax parcel, check your real estate tax statement):

**2021 SPECIAL ASSESSMENTS**

|              |                            |            |
|--------------|----------------------------|------------|
| 203100001010 | 2116 65 <sup>th</sup> ST E | \$2,990.00 |
| 207115501040 | 3818 70 <sup>th</sup> ST E | \$141.06   |
| 203990000050 | 6840 DIXIE AVE             | \$378.52   |
| 200090002010 | 2644 70 <sup>th</sup> ST E | \$135.00   |
| 207115307070 | 6971 CLAYTON AVE           | \$150.00   |
| 207116104050 | 4042 70 <sup>th</sup> ST   | \$135.00   |

**TOTAL: \$3,929.58**

**Assessment Roll Available for Inspection**

The proposed assessment rolls are now on file for public inspection at the Clerk's Office, 8150 Barbara Avenue, Inver Grove Heights, MN. You are invited to examine the assessment rolls prior to the hearing. City offices are open from 8:00 a.m. to 4:30 p.m., Monday through Friday; no appointments are necessary. The assessment rolls will be available for examination at the hearing.

### **Objections and Appeals**

Written and oral objections will be considered at the hearing. Minnesota Statute, Section 429.061, 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 429.081, 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 ten (10) days after service upon the Mayor or Clerk.

### **Senior Citizen Deferment**

Under Minnesota Statutes, Section 435.193 to 435.195, the Inver Grove Heights City Council may, in its discretion, defer the payment of these special assessments for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments, any homestead property would be owned by a person who is retired by virtue of a permanent and total disability, for whom it would be a hardship to make the payments, any homestead property owned by a person who is a member of the Minnesota National Guard or other military reserves who is ordered in to active military service (as defined in Minnesota Statutes Section 190.05 subdivision 5(b) or 5(c), as stated in the person's military orders , for whom it would be a hardship to make the payments. When deferment of the special assessments has been granted and is terminated for any reason provided by law, all amounts accumulated, plus applicable interest, become due. Any assessed property owner meeting the requirements of this law and Resolution No. 09-13, adopted under it, may apply to the City Clerk on the prescribed form for such deferral of payment of these special assessments. If you qualify and wish a deferment, then contact the City 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 the basis of the costs incurred to perform the work. The areas, parcels, lots and pieces of property, as specially described herein, are subject to said assessments. The amounts set forth in this Notice are the proposed assessments. The City Council will consider the proposed assessments at the meeting and may levy the assessments at the meeting or at a later date. The City Council may levy and adopt special assessments that are the same or different than the proposed amounts.

### **Payment of Special Assessments**

Once the special assessments are levied and adopted, the special assessments will be certified to the Dakota 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 the entire amount of the special assessment without any interest thereon provided the prepayment is received within 30 days after levy and adoption of the special assessments by the City Council. If the property owner wishes to prepay the special assessments without any interest, then such payment must be made to the City of Inver Grove Heights at City Hall, 8150 Barbara Avenue, Inver Grove Heights, MN 55077. Partial prepayment of the special assessment is not presently allowed under City ordinances; the prepayment, without interest must be for the entire amount of the special assessments.

If prepayment is not received within thirty (30) days after the special assessments are levied and adopted by the City Council, then:

- (a) The total principal amounts of the special assessments are divided into an equal number of annual installments. The proposed number of annual installments is one. The number of annual installments will be decided by the City Council when the special assessments are levied.
- (b) The principal amounts of the special assessments shall bear interest at the rate determined by the City Council when the special assessments are levied. The proposed rate is 8%
- (c) Interest begins to accrue from the date the special assessments are levied.
- (d) The annual principal installments, together with interest accrued on the unpaid balance, are due and payable together with real estate taxes.
- (e) Interest on the entire special assessments, from the date of levy to December 31<sup>st</sup> 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 2022.
- (f) 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 Dakota County, together with interest accrued to December 31<sup>st</sup> of the year in which payment is made as long as payment is made prior to November 15<sup>th</sup>; if the payoff occurs after November 15<sup>th</sup>, then interest for the next year is also added.

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, if the City Council adopts any changes in the interest rate or prepayment requirements from those contained in this Notice of Hearing.

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Rebecca Kiernan, City Clerk

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