



October 22, 2024

Residents & Parcel Owners -

After a summer of construction, we are coming to the final stages of the City of Hermantown's road improvement project for Hermantown Road and Old Midway Road.

This letter serves as a reminder invitation for the public hearing regarding the proposed per parcel assessment of **\$9,400**. The hearing is set for Monday, November 18, as part of our 6:30 p.m. City Council meeting. Included in this mailing is the formal invitation and legal explanation from City Clerk as part of this process as well.

The public hearing can be attended in person at City Hall or remotely through links provided in the agenda on the City's website at www.hermantownmn.com/agenda. Traditionally the agenda is posted the Wednesday before the meeting is held.

This hearing is focused on the proposed assessment; you can pass along other comments or questions regarding the project to me at any time via e-mail or call.

You may notice the assessment amount has changed from the originally-proposed amount of \$9,750. As part of this project, the City contracted with an outside appraiser to determine the increase in value to each parcel being assessed. Based on that assessment, the amounts varied between more than \$11,000 to more than \$9,400. Combining this information with the City's goal to have equitable assessments across all parcels within a project, the decision was made to lower the proposed assessment to a value just below the appraisal noted for each parcel.

If you wish to place a formal objection to the assessment, you must file at the public hearing or in writing with either myself or the City Clerk before November 18. Individual objection hearings will be scheduled after November 18.

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If you are eligible for deferment based on the statutes outlined in the accompanying City Clerk letter, please reach out to either myself or the City Clerk as well. This can be done before the public hearing as well.

Finally, there have been several questions about how to pay the assessment when that time comes. If your plan is to roll the assessment into your property taxes and spread the payment over 15 years at 5.5 percent interest, you do not have to take any action. We'll process that information and pass it along to the county in early December.

If you do want to pay your assessment all at once, it can be paid at City Hall between November 19 and December 2. Credit card payments are acceptable, but you must cover the fees associated with that form of payment.

If you have questions in advance, feel free to send me an e-mail or give me a call.

Thank you for helping this process be a success.

A handwritten signature in black ink, appearing to read "Joe Wicklund". The signature is stylized and cursive.

Joe Wicklund

Assistant City Administrator/Communications Director - City of Hermantown
(218) 729-3600 // jwicklund@hermantownmn.com

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October 22, 2024

Dear Hermantown Resident:

NOTICE IS HEREBY GIVEN that the City Council will meet at **6:30 o'clock p.m. on November 18, 2024** at the Governmental Services Building, 5105 Maple Grove Road, Hermantown, Minnesota, to consider the proposed assessment for the construction of Road Improvement District No. 541 and 542 (Hermantown Road and Bridge 7724) (“Project”). This project consists for the rehabilitation/reconstruction of Hermantown Road between U.S. Route 2 and Ugstad Road, and the reconstruction of the entirety of Old Midway Road, and the reconstruction Bridge 7724 over the Rocky Run River. (“Project”).

The area proposed to be assessed for such improvements are the parcels of land along Hermantown Road between U.S. Route 2 and Ugstad Road, and the reconstruction of the entirety of Old Midway Road determined by the City to be benefited by said improvements based on benefits received.

The proposed assessment roll is on file for public inspection at the office of the City Clerk in the Governmental Services Building, 5105 Maple Grove Road, Hermantown, Minnesota. The full cost of the entire project is approximately \$4,384,540. The amount of the proposed assessment for the entire Project is \$940,000.

Written or oral objections by any property owner to the proposed assessment will be considered at the hearing. If a property owner at or prior to the hearing files a written objection to the assessment, the City Council shall consider such objection at an adjourned meeting upon such further notice to such objecting property owner as it deems advisable.

An owner may appeal an assessment to the District Court of St. Louis County pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within thirty (30) days after the adoption of the assessment roll and filing such notice with the District Court within ten (10) days after service upon the Mayor or Clerk.

No such appeal may be taken as to the amount of any 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 assessment hearing.

Under Minnesota Statutes, Sections 435.193 to 435.195, the Council may, in its discretion, defer the payment of a special assessment for any homestead property owned by a person sixty-five (65)

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years of age or older or a person who is retired due to permanent disability or a person in the military 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, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of such law and City of Hermantown Resolution No. 2024-09 may, on a form obtained from the City Clerk, apply for such deferral of payment of a special assessment.

The amount to be specially assessed against your particular lot, piece or parcel of land, is **\$9,400.00**. You may at any time prior to December 2, 2024, pay the entire assessment on such property without interest, to the Hermantown City Clerk. No interest shall be charged if the entire assessment is paid by December 2, 2024. You may at any time thereafter pay to the Hermantown City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 2 of the year in which such payment is made. Any such payment must be made before December 2 or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before December 2, 2024, the rate of interest that will apply is 5.5% percent over fifteen years. Partial prepayments of the assessments have not been authorized by ordinance of the City of Hermantown.

The proposed assessment roll may be adopted by the City Council at the hearing or at a regular meeting following the hearing.

Sincerely,

Alissa McClure

Alissa McClure, Clerk
City of Hermantown