



April 10, 2023

SUBJECT: 2023 STREET REHABILITATION PROJECT  
CITY PROJECT NO. ST239002  
PUBLIC IMPROVEMENT & ASSESSMENT HEARING

Dear Property Owner:

As noted on the enclosed notice, a public hearing has been scheduled for the April 25, 2023, City Council meeting for the proposed 2023 Street Rehabilitation Project. At this meeting, the City Council will consider ordering the improvement, adopting the assessments, and awarding the contract for the work related to the reconstruction project. A map showing the streets included in this proposed project can be found on the city's webpage for the project at [plymouthmn.gov/2023streetrehab](http://plymouthmn.gov/2023streetrehab). Improvements proposed with this project include mill and overlay and full depth reclamation of streets, repair of curb and gutter, repair of water main, repairs to sanitary sewer manholes, and trail construction.

The City Council has adopted an assessment policy that assesses adjacent, benefitting property owners a portion of the cost of the improvement. Attached is the notice for the public hearing that includes information about the hearing and the recommended assessment. Following the public hearing, you will receive a letter notifying you if the project was approved, the final assessment amount, and payment options. Property owners will be notified of the preliminary schedule if the project is awarded after the city is able to meet with the contractor.

If you have any questions or concerns, please contact me at 763-509-5513 or [cmckenzie@plymouthmn.com](mailto:cmckenzie@plymouthmn.com).

Sincerely,

Christopher McKenzie, PE  
Engineering Services Manager



**NOTICE OF PUBLIC HEARING  
PUBLIC IMPROVEMENT AND ASSESSMENT HEARING ON  
2023 STREET REHABILITATION PROJECT  
CITY PROJECT NO. ST239002**

«PID»  
«Owner\_1»  
«OWNER\_2»  
«TAXPAYER\_ADDRESS»  
«TAXPAYER\_CITY\_STATE\_ZIP»

Notice is hereby given that the City Council of the City of Plymouth, Minnesota will meet at the City Council Chambers, Plymouth City Center, 3400 Plymouth Boulevard, at 7:00 p.m., Tuesday, April 25, 2023 to consider the improvement of Fernbrook Lane, between Trunk Highway 55 and County Road 6; Minnesota Lane from 21st Avenue to County Road 6; the streets within the Cimarron East/Cimarron Ponds neighborhoods including 18th Avenue, 19th Avenue, 20th Avenue, Glacier Lane, Harbor Lane, Ithaca Lane, Juneau Lane, Kingsview Lane, and Lanewood Lane; and Cornerstone Commons Area east of County Road 101, west of County Road 24, north of Medina Road, and south of TH 55 including 38th Avenue, 40th Avenue, Holly Lane, and Lawndale Lane. The proposed improvement includes full depth reclamation of streets, mill and overlay of streets, installation and replacement of concrete curb and gutter, trail construction, water main repairs, storm sewer repairs, sanitary sewer repairs, and all necessary appurtenances pursuant to Minnesota Statutes, §§ 429.011 to 429.111. The purpose of the combined improvement and assessment hearing is to allow affected property owners to review and comment on the nature and merits of undertaking the improvement project, and the assessments proposed to be levied against their property. Adoption by the Council of the proposed assessment may be taken at the hearing.

The area proposed to be assessed for such improvement is:

Sec	Twsp	Rng	Q/Q	Suffix
17	118	22	32	0005
17	118	22	33	0005-0008
17	118	22	34	0007
18	118	22	41	0012-0037; 0039-0100; 0103; 0104; 0107
18	118	22	44	0012-0019; 0027-0060; 0069-0092; 0096-0165
20	118	22	21	0018-0019
20	118	22	22	0055
28	118	22	11	0002; 0004; 0005
28	118	22	13	0011-0040
28	118	22	22	0002; 0007
28	118	22	23	0004; 0011-0013
28	118	22	31	0001; 0004
28	118	22	32	0022
28	118	22	33	0001-0003; 0007; 0011; 0012; 0014
28	118	22	41	0018; 0019; 0034-0078
28	118	22	42	0005; 0006; 0018-0129
28	118	22	44	0021

The estimated cost of such improvement is \$4,748,781.05. Such persons as desired to be heard with reference to the above proposed improvement will be heard at this meeting.

The proposed assessment is on file for public inspection at the office of the City Clerk. Written or oral objections will be considered at the hearing. The total amount of the proposed assessment is \$1,343,808.21. The amount proposed to be assessed to individual properties and a description of the methodology for that assessment will be available at the hearing and the amount of the proposed assessment for individual properties will be mailed to owners of those particular lots, pieces or parcels of land prior to the hearing.

Following the hearing, the Council will decide whether to undertake the project as proposed or modified, and whether any adjustments in the assessment roll are necessary and will, by resolution, order the improvement and adopt the roll.

Property owners have options to pay for the assessment. If a property owner pays their assessment in full by October 31, 2023, no interest will be charged. A property owner may make a partial prepayment of the assessment by October 31, 2023. If a partial prepayment is made, the remaining unpaid balance shall be spread over the period of time established by the Council for installment payment of the assessment. The first installment will appear on the 2024 property tax statement and shall include interest at the rate of 2.52% per year for a 5-year assessment period, 2.64% for a 10-year term, or 3.22% for a 15-year term per annum from November 1, 2023, until December 31, 2024. If no payment is made by October 31, 2023, the full assessment amount will be certified to the County for collection through property taxes. Prepayments should be made to the City Treasurer at City Hall.

You may appeal any assessment to the District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or the City Clerk within 30 days after the adoption of the assessment roll and filing such notice with the Clerk of District Court within ten (10) days after service upon the Mayor or City Clerk. No such appeal as to the amount of an assessment as to a specific parcel of land may be made unless the owner has either filed a signed written objection to that assessment with the City Clerk prior to the hearing or has presented the written objection to the presiding officer at the hearing.

Under Minn. Stat. §§ 435.193 to 435.195, the Council may, in its discretion, defer the payment of this special assessment 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. 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 this law may, within 30 days of the confirmation of the assessment, request of the City Clerk the form for such deferral of payment of this special assessment on his property.

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Jodi M. Gallup, City Clerk

DATED: April 10, 2023

PIN:	«PID»
Proposed Assessment Total:	«ASSESSMENT»