

**CITY OF CRYSTAL, MINNESOTA  
NOTICE OF HEARING ON PROPOSED ASSESSMENTS FOR  
Phase 13 Becker Park Street Reconstruction and  
County Road 81 Part 2 Local Street Reconstruction - Project # 2012-13**

Notice is hereby given that the City Council of Crystal, Minnesota, will meet in the council chambers of City Hall, located at 4141 Douglas Drive North, on the 16<sup>th</sup> day of April 2013, at 7:00 P.M. to consider and possibly adopt the proposed assessments for the 2013 reconstruction of streets in both the Becker Park neighborhood and a portion of Lakeland Avenue adjacent to County Road 81 heretofore ordered by the City Council. Adoption by the Council of the proposed assessments may occur at the hearing.

The proposed assessment rolls are on file with the City Clerk and open to public inspection.

The areas proposed to be assessed are the properties abutting streets in the Becker Park neighborhood bounded on the north by Bass Lake Road (56<sup>th</sup> Avenue); on the west by the Crystal/New Hope city border at Nevada Avenue, and by 7301 56<sup>th</sup> Avenue; on the south by the CP Railroad between Nevada Avenue and the BN Railroad west of County Road 81; and on the east by the BN Railroad between the CP Railroad and Douglas Drive; and the properties abutting streets along Lakeland Avenue on the north by 62<sup>nd</sup> Avenue; on the west by County Road 81; on the east by the first tier of lots east of Lakeland Avenue; and on the south by 58<sup>th</sup> Avenue, pursuant to Minnesota Statutes, Sections 429.011 to 429.111. The work includes gravel base, concrete curb and gutter, boulevard restoration and bituminous surfacing construction; and in some areas drain tile, rain garden, storm sewer, and sidewalk construction.

The total amount proposed to be assessed is \$3,964,230.

Written or oral objections by any owner of property to be assessed will be considered at the hearing.

No appeal may be taken as to the amount of any assessment adopted by the City Council unless written objection signed by the affected property owner is filed with the Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by Minnesota Statutes, Section 429.061 are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

An owner of property to be assessed may appeal the assessment to the district court of Hennepin County pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or City Clerk.

Under the provisions of Minnesota Statutes, Sections 435.193 to 435.195, the City may, at its discretion, defer the payment of assessments for any homestead property owned by a person 65 years of age or older or for a disabled person for whom it would be a hardship to make the payments and who has a gross annual income less than \$45,100 to \$85,050 adjusted for family size. Additionally, the City may, at its discretion, defer the payment of assessments for any homestead property owned by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in Minnesota Statutes, section 190.05, subdivision 5b or 5c, as amended, as stated in the person's military orders. Complete details of deferment procedures and related interest charges are available from the undersigned.

The notice of this hearing mailed to property owners contains additional information.

**DATED: March 20, 2013**

BY ORDER OF THE CITY COUNCIL City of Crystal  
Christina Serres, City Clerk

Published in Sun Post March 28, 2013

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