

**NOTICE OF HEARING  
ON PROPOSED ASSESSMENT FOR FH 25-01  
2025 PAVEMENT MANAGEMENT PROJECT  
CITY OF FALCON HEIGHTS, MINNESOTA**

NOTICE IS HEREBY GIVEN THAT the Council of the City of Falcon Heights, Minnesota, will meet at 7:00 p.m. on the 8<sup>th</sup> day of October, 2025, at the City Hall, 2077 Larpenteur Avenue, in said city, to consider, and possibly adopt, the proposed assessment for FH 25-01, 2025 Pavement Management Project. The general nature of street improvements now being assessed for is for the improvement of the streets by pavement reclamation, bituminous paving, and concrete curb and gutter repair and necessary appurtenances. Adoption by the Council of the proposed assessment may occur at the hearing.

THE FOLLOWING IS THE AREA PROPOSED TO BE ASSESSED, ALL THAT PROPERTY ABUTTING THE FOLLOWING DESCRIBED STREETS:

Falcon Woods neighborhood which includes Autumn Street, Prior Avenue N, Summer Street, Moore Street, Howell Street N and Garden Avenue, as well as the Northome neighborhood which includes California Avenue W, Idaho Avenue W, and Iowa Avenue W

Such assessment is proposed to be payable in equal annual installments extending over a period of seven (7) years, the first of the installments to be payable with general taxes levied in 2025, collectible with such taxes during the year of 2026, and will bear interest at the rate of five and four hundred eighty-four thousandths percent (5.484%) per annum from the date of the adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2025. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

A property owner may, at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with the interest accrued to the date of payment, to the City of Falcon Heights. No interest shall be charged if the entire assessment is paid within thirty (30) days from the date of adoption of this assessment. A property owner may at any time thereafter, pay to Ramsey County the entire amount of the assessment remaining unpaid, with the interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 7 or interest will be charged through December 31 of the succeeding year. If a property owner decides not to prepay the assessment before the date given above, the rate of interest that will apply is five and four hundred eighty-four thousandths percent (5.484%) per year.

The proposed assessment roll is on file for public inspection at City Hall. The total amount of the proposed assessment is \$406,662.76. Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an 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. The council may

upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

Under Minnesota Statute Section 435.193 to Section 435.195 and City Resolution No. 07-09, 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 or one retired by virtue of a permanent and total disability 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 and resolution, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law and Resolution No. 07-09, may, within 30 days of the confirmation of the assessment, apply to the City Clerk for the prescribed form for such deferral of payment of this special assessment on his/her property.

An owner may appeal an assessment to district court pursuant to Minnesota Statute Section 429.081 by serving notice of the appeal upon the Mayor or Administrator of the City within 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 Administrator.

Dated: September 22, 2025

BY ORDER OF THE CITY COUNCIL

Jack Linehan  
City Administrator

Published: September 22, 2025, Pioneer Press