

City of Rochester, Minnesota

NOTICE OF HEARING ON PROPOSED ASSESSMENTS

As required by Minnesota Statutes Chapter 429, notice is hereby given that the Common Council of the City of Rochester, Minnesota, will meet in the Council/Board Chambers in the Government Center, 151 4th Street SE, Rochester, MN, on Monday, November 18, 2019 at 7:00 PM, to consider the proposed assessment for the following unpaid special charges:

Project 70212002: WEED REMOVAL

The properties subject to special assessments as the result of unpaid special charges are legally described as follows:

- 63.08.22.037728 SECT-08 TWP-106 RANGE-013 ROSE HARBOR 2ND (CITY) LOT-006 BLOCK-001 LOT 6 BLK 1
- 63.17.32.036437 SECT-17 TWP-106 RANGE-013 AUDITOR'S PLAT E LOT-060 LOT 60
- 63.18.44.070869 SECT-18 TWP-106 RANGE-013 PINWOOD RIDGE SUB LOT-007 BLOCK-003 LOT 7 BLK 3
- 64.01.11.020807 SECT-01 TWP-106 RANGE-014 SANDERSON'S 2ND LOT-006 LOT 6
- 64.01.13.005450 SECT-01 TWP-106 RANGE-014 DURAND SUB LOT-006 BLOCK-003 LOT 6 BLK 3
- 64.01.14.010222 SECT-01 TWP-106 RANGE-014 HOMESTEAD ADD-PT TORRENS LOT-050 BLOCK-003 LOT 50 BLK 3 TORRENS PROPERTY
- 64.01.21.014976 SECT-01 TWP-106 RANGE-014 MORSE AND SARGEANT'S ADD LOT-008 BLOCK-040 LOT 8 BLK 40
- 64.01.21.014986 SECT-01 TWP-106 RANGE-014 MORSE AND SARGEANT'S ADD LOT-012 BLOCK-040 E43FT N100.01FT LOTS 12 13 AND 16 BLK 40
- 64.01.21.015031 SECT-01 TWP-106 RANGE-014 MORSE AND SARGEANT'S ADD LOT-002 BLOCK-044 E1/2 LOTS 2 AND 3 BLK 44
- 64.01.23.005564 SECT-01 TWP-106 RANGE-014 EAST ROCHESTER ADD-PART TORREN LOT-002 BLOCK-004 E44FT LOTS 2 AND 3 BLK 4
- 64.01.23.005645 SECT-01 TWP-106 RANGE-014 EAST ROCHESTER ADD-PART TORREN LOT-004 BLOCK-011 LOT 4 BLK 11
- 64.01.23.005678 SECT-01 TWP-106 RANGE-014 EAST ROCHESTER ADD-PART TORREN LOT-007 BLOCK-013 LOT 7 AND S 1 1/2FT LOT 10 BLK 13
- 64.01.32.001239 SECT-01 TWP-106 RANGE-014 AUDITOR'S PLAT A LOT-083 S55FT E89.8FT W267.2FT LOT 83
- 64.01.33.006009 SECT-01 TWP-106 RANGE-014 ELM PARK ADD LOT-014 BLOCK-006 LOT 14 BLK 6
- 64.02.44.025718 SECT-02 TWP-106 RANGE-014 CITY LANDS 106-14-02 1A IN SE COR TH PT SE 1/4 WHICH LIES W OF R R
- 64.02.44.025719 SECT-02 TWP-106 RANGE-014 CITY LANDS 106-14-02 COM AT INTERSEC E LINE RR R O W AND S LINE 9 PLACE SE TH S110FT TO W LINE RR R O W TH N TO S LINE 9 PLACE SE TH E TO BEG
- 64.03.12.024382 SECT-03 TWP-106 RANGE-014 WESTLAWN ADD LOT-013 BLOCK-001 LOT 13 BLK 1
- 64.03.24.007809 SECT-03 TWP-106 RANGE-014 FOLWELL WEST 2ND SUB - PT TORR LOT-007 BLOCK-002 LOT 7 BLK 2 TORRENS PROPERTY

- 64.04.22.081383 SECT-04 TWP-106 RANGE-014 CITY LANDS 106-14-04 AC TH PT W1/2 NW1/4 DES AS FOL COM AT NWCOR NW1/4 TH S AL W LINE TO CEN-LINE CSAH NO 34 FOR PT OF BEG TH NELY AL SD CEN-LINE TO INT WITH SLY EXT OF W R-O-W LINE 36TH AV NW TH NLY AL SD SLY EXT 51.86FT TO NLY R-O-W LINE CSAH NO 34 TH ELY AL SD NLY R-O-W LINE 290.28FT TO INT WITH NLY EXT CEN-LINE CSAH NO 22 TH SLY AL SD NLY EXT AND CEN-LINE CSAH NO 22 85.34FT CONT SLY AL CEN LINE 447.38FT TH SLY AL SD CEN-LINE 808.19FT SLY AL SD CEN-LINE 180.66FT TH WLY TO W LINE SW1/4 NW1/4 TH N AL SD W LINE TO CEN LINE CSAH NO 34 TO PT OF BEG EXCEPT TH PT NW1/4 SEC 4 DES AS FOL COM NWCOR NW1/4 TH S 01 DEG 09'15"E 742.01FT FOR THE POB TH N 88 DEG 50'45"E 275.66FT TH N 13 DEG 42'18"E 160.98FT TH S 76 DEG 17'42"E 295.90FT TO THE CEN LN WEST CIRCLE DRIVE SW TH S 13 DEG 42'18"W 808.19FT TH SLY 180.66FT AL A TANGENTIAL CURVE CONCAVE ELY CENTRAL ANGLE 07 DEG 13'35" RADIUS 1432.39FT CHORD BEARS S 10 DEG 05'30"W 180.66FT TO N LN MEADOW LAKES VILLAS TH S 88 DEG 50'45"W 360.48FT TO W LN NW1/4 TH N 01 DEG 09'15"W 878.52FT TO THE POB SEC 4-106-14
- 64.04.22.081384 SECT-04 TWP-106 RANGE-014 CITY LANDS 106-14-04 AC TH PT NW1/4 SEC 4 DES AS FOL COM NWCOR NW1/4 TH S 01 DEG 09'15"E 742.01FT FOR THE POB TH N 88 DEG 50'45"E 275.66FT TH N 13 DEG 42'18"E 160.98FT TH S 76 DEG 17'42"E 295.90FT TO THE CEN LN WEST CIRCLE DRIVE SW TH S 13 DEG 42'18"W 808.19FT TH SLY 180.66FT AL A TANGENTIAL CURVE CONCAVE ELY CENTRAL ANGLE 07 DEG 13'35" RADIUS 1432.39FT CHORD BEARS S 10 DEG 05'30"W 180.66FT TO N LN MEADOW LAKES VILLAS TH S 88 DEG 50'45"W 360.48FT TO W LN NW1/4 TH N 01 DEG 09'15"W 878.52FT TO THE POB SEC 4-106-14
- 64.05.11.081385 SECT-05 TWP-106 RANGE-014 CITY LANDS 106-14-05 AC TH PT E1/2 NE1/4 SEC 5 DES AS FOL COM NECOR NE1/4 TH S AL E LN NE1/4 TO CENT LN CO RD 34 & POB TH SW 252 DEG 38'44" AL SD CENT LN TO A PT 250FT W OF (MEAS AT RT ANGLES) E LN NE1/4 TH S 178 DEG 50'45" PAR WITH E LN NE1/4 292.31FT TH E 88 DEG 50'45" 250FT TO E LN NE1/4 TH N AL SD E LN TO POB SEC 5-106-14
- 64.05.11.081386 SECT-05 TWP-106 RANGE-014 CITY LANDS 106-14-05 AC TH PT NE1/4 SEC 5 DES AS FOL COM NECOR NE1/4 TH S 01 DEG 09'15"E 742.01FT FOR THE POB TH S 88 DEG 50'45"W 250FT TO A LN WH IS 250FT WLY OF AS MEASURED AT RIGHT ANGLES TO & PAR WITH THE E LN NE1/4 TH S 01 DEG 09'15"E AL SD LN 878.52FT TO THE N LN MEADOW LAKES TOWNHOMES TH N 88 DEG 50'45"E 250FT TO THE E LN SD NE1/4 TH N 01 DEG 09'15"W 878.52FT TO THE POB SEC 5-106-14
- 64.05.11.081415 SECT-05 TWP-106 RANGE-014 CITY LANDS 106-14-05 18.32 AC TH PT NE1/4 SEC 5 DES AS FOL COM NECOR NE1/4 TH S 01 DEG 09'15"E 742.01FT TH S 88 DEG 50'45"W 250FT TO THE POB TH S 65 DEG 02'25"W 353.85FT TH S 50 DEG 01'48"W 318.64FT TH S 21 DEG 29'41"W 458.25FT TH S 69 DEG 45'14"W 939.51FT TO MOST WLY COR OUTLOT C MEADOW LAKES VILLAS SECOND TH S 75 DEG 42'47"E 626.84FT TH N 71 DEG 27'00"E 654.68FT TH N 60 DEG 33'00"E 348.96FT TH N 88 DEG 50'45"E 100.11FT TH N 01 DEG 09'15"W 878.52FT TO THE POB SEC 5-106-14

64.05.12.082183 SECT-05 TWP-106 RANGE-014 CITY LANDS 106-14-05 TH PT N1/2 NE1/4 & TH PT NE1/4 NW1/4 SEC 5 DES AS FOL COM SECOR NW1/4 TH N 00 DEG 31'01"W AL E LN NW1/4 1079.70FT TO NECOR HORIHAN'S FIRST SUBD TH S 88 DEG 41'07"W AL 633.46FT TH S 00 DEG 33'43"E 154.40FT TH S 79 DEG 40'58"W 194.56FT TH N 00 DEG 31'02"W 421.94 TO N LN SE1/4 NW1/4 FOR THE POB TH N 88 DEG 30'37"E AL N LN 825.12FT TO NECOR SE1/4 NW1/4 TH N 88 25'35"E AL N LN SW1/4 NE1/4 263.05FT TH N 67 DEG 40'55"E 1339.62FT TH N 38 DEG 46'01"E 265.99FT TO SLY ROW LN CO STATE AID HWY NO 34 TH N 03 DEG 39'37"E 50FT TO CEN LN CO STATE AID HWY NO 34 TH WLY 28.51FT AL A NONTANGENTIAL CURVE CONCAVE NLY CEN ANGLE 01 DEG 17'03" RADIUS 1272.12FT CHORD WH BEARS N 85 DEG 41'52"W 28.51FT TH N 85 DEG 03'20"W TANGENT TO CURVE 901.30FT TH NWLY 490.95FT AL A TANGENTIAL CURVE CONCAVE NLY CENTRAL ANGLE 24 DEG 32'52" RADIUS 1145.90FT CHORD WH BEARS N 72 DEG 46'54"W 487.20FT TH N 60 DEG 30'28"W TANGENT TO CURVE 18.23FT TH S 88 DEG 34'02"W 1098.56FT TO LN BEARING N 00 DEG 31'02"W FROM THE POB TH S 00 DEG 31'02"E 1000.26FT TO THE POB SEC 5-106-14

64.05.21.082182 SECT-05 TWP-106 RANGE-014 CITY LANDS 106-14-05 TH PT NE1/4 NW1/4 & TH PT NW1/4 NE1/4 SEC 5 DES AS FOL COM SWCOR NE1/4 TH N 00 DEG 31'01"W AL W LN NE1/4 1079.70FT TO NECOR HORIHAN'S FIRST SUBD TH S 88 DEG 41'07"W AL N LN 633.46FT TO NWCOR HORIHAN'S FIRST SUBD TH S 00 DEG 33'43"E 154.40FT TH S 79 DEG 40'58"W 194.56FT TH N 00 DEG 31'02"W 1422.20FT TO THE POB TH CON N 00 DEG 31'02"W 300.99FT TO N LN NW1/4 SEC 5 TH N 88 DEG 44'42"E AL N LN 635.28FT TO NLY ROW LN CO RD NO 34 TH SELY 252.27FT AL NLY ROW LN ON A NONTANGENTIAL CURVE CONCAVE SWLY CENTRAL ANGLE 13 DEG 17'51" RADIUS 1086.98FT CHORD WH BEARS S 67 DEG 09'23"E 251.71FT TH S 60 DEG 30'28"E AL NLY ROW LN 107.75FT TH S 01 DEG 27'56"E 58.31FT TO CEN LN CO RD NO 34 TH S 60 DEG 30'28"E AL CEN LN 159.19FT TH S 88 DEG 34'02"W 1098.56FT TO THE POB SEC 5-106-14

64.10.13.084420 SECT-10 TWP-106 RANGE-014 BARCLAY SQUARE 2ND RPL LOT-001 BLOCK-001

64.10.13.084421 SECT-10 TWP-106 RANGE-014 BARCLAY SQUARE 2ND RPL LOT-002 BLOCK-001

64.11.44.008334 SECT-11 TWP-106 RANGE-014 GOLDEN HILL ADD LOT-001 BLOCK-018 E74FT LOT 1 BLK 18

64.12.21.011127 SECT-12 TWP-106 RANGE-014 IRELAND'S 1ST ADD LOT-018 BLOCK-008 E66.15FT LOT 18 BLK 8

64.12.21.013089 SECT-12 TWP-106 RANGE-014 MEADOW PARK 2ND SUB-TORRENS LOT-009 BLOCK-001 LOT 9 BLK 1

64.12.22.010955 SECT-12 TWP-106 RANGE-014 IRELAND'S 1ST ADD LOT-009 BLOCK-001 LOT 9 BLK 1

64.12.43.013644 SECT-12 TWP-106 RANGE-014 MEADOW PARK RESUB D-TORRENS LOT-002 BLOCK-001 LOT 2 BLK 1

64.13.24.014189 SECT-13 TWP-106 RANGE-014 MEADOW PARK SOUTH 6TH SUB-TORR LOT-001 BLOCK-003 LOT 1 BLK 3

64.15.14.082027 SECT-15 TWP-106 RANGE-014 PINE RIDGE HEIGHTS SUBD LOT-001 BLOCK-003

64.15.43.082892 SECT-15 TWP-106 RANGE-014 ESTATES AT WINDAMERE WOODS LOT-001 BLOCK-001

64.15.43.082893 SECT-15 TWP-106 RANGE-014 ESTATES AT WINDAMERE WOODS LOT-002 BLOCK-001

64.23.32.084250 SECT-23 TWP-106 RANGE-014 WILLOW HEIGHTS 5TH SUB LOT-023 BLOCK-001

64.26.21.081610 SECT-26 TWP-106 RANGE-014 CITY LANDS 106-14-26 60.31 AC N1/2 NW1/4 & W1/2 NW1/4 NE1/4 LYING W OF A LN DES AS COM AT NWCOR NE1/4 TH NE AL THE N LN NE1/4 142.18FT FOR THE PT OF BEG TH SE 510.21FT TH SW557FT TH NW50FT TH SW636.04FT TH SW TO THE S LN N1/2 NW1/4 & THERE TERMINATING LESS TH PT NW1/4 NE1/4 & N1/2 NW1/4 SEC 26 SHOWN AS PAR 10 ON MN DOT ROW PLAT NO 55-44 & 55-48 LESS TH PLATTED AS WILLOW CREEK COMMONS SEC 26-106-14

64.35.34.045228 SECT-35 TWP-106 RANGE-014 STEFFENSON'S 1ST SUB LOT-010 LOT 10

73.18.33.083056 SECT-18 TWP-107 RANGE-013 CASSIDY RIDGE 2ND LOT-002 BLOCK-001

73.19.22.083080 SECT-18 TWP-107 RANGE-013 CASSIDY RIDGE 2ND OUTLOT A

73.30.43.082320 SECT-30 TWP-107 RANGE-013 CATALINA RIDGE LOT-017 BLOCK-002

73.30.44.072251 SECT-30 TWP-107 RANGE-013 CENTURY HILLS 8TH SUB LOT-004 BLOCK-002 LOT 4 BLK 2

74.13.34.083466 SECT-13 TWP-107 RANGE-014 MORRIS MEMORIAL SUBD OUTLOT C

74.14.32.071346 SECT-14 TWP-107 RANGE-014 ESSEX ESTATES 5TH SUB LOT-008 BLOCK-002 LOT 8 BLK 2

74.14.32.071347 SECT-14 TWP-107 RANGE-014 ESSEX ESTATES 5TH SUB LOT-009 BLOCK-002 LOT 9 BLK 2

74.15.33.024190 SECT-15 TWP-107 RANGE-014 WESTERN 2ND SUB LOT-008 BLOCK-002 LOT 8 BLK 2

74.16.41.076598 SECT-16 TWP-107 RANGE-014 PENNINGTON BUSINESS PK 7TH SUB LOT-002 BLOCK-001 LOT 2 BLK 1

74.16.43.076548 SECT-16 TWP-107 RANGE-014 PLAZA 41 NORTHWEST LOT-003 BLOCK-001 1.03 AC LOT 3 BLK 1 PLAZA 41 NORTHWEST AKA ADDITIONAL REAL ESTATE ON 43RD ST BUSINESS PARK CONDO CIC 312

74.22.11.019623 SECT-22 TWP-107 RANGE-014 REPL 1 SUNRISE ESTATES 2ND SUB LOT-021 BLOCK-004 LOT 21 BLK 4

74.22.14.057406 SECT-22 TWP-107 RANGE-014 BEL AIR 8TH SUB LOT-005 BLOCK-001 LOT 5 BLK 1

74.22.43.006543 SECT-22 TWP-107 RANGE-014 ELTON HILLS 1ST-TORRENS LOT-028 BLOCK-004 LOT 28 BLK 4

74.23.23.007262 SECT-23 TWP-107 RANGE-014 ELTON HILLS NORTH 3RD LOT-002 BLOCK-003 LOT 2 BLK 3

74.24.13.075453 SECT-24 TWP-107 RANGE-014 CITY LANDS 107-14-24 3.10 AC TH PT SW1/4 NE1/4 SEC 25 DES AS FOL COM NWCOR SD SW1/4 TH S AL W LN NE1/4 744.98FT TO POB TH S 86 DEG 03'38"E 340.97FT TO NWCOR LOT 2 BLK 1 CIRCLE DR BUSINESS PARK TH S 00 DEG 11'02"E 395.31FT TO N LN CSAH 22 AS SHOWN ON OLM CO ROW PLAT 43 TH S 89 DEG 48'58"W AL SD N LN 164.84FT TH S 01 DEG 34'55"E 50.01FT TH N 89 DEG 04'25"W 165.11FT TO W LN NE1/4 TH N AL SD W LN TO POB SEC 24-107-14

74.24.31.016228 SECT-24 TWP-107 RANGE-014 NORTHERN SLOPES 1ST SUB LOT-001 BLOCK-002 LOT 1 BLK 2

74.25.14.011343 SECT-25 TWP-107 RANGE-014 KOTTSCHADE'S SUB LOT-001 BLOCK-001 1.09 AC LOT 1 BLK 1

74.25.14.011344 SECT-25 TWP-107 RANGE-014 KOTTSCHADE'S SUB LOT-002 BLOCK-001 1.44 AC LOT 2 BLK 1

74.25.22.003449 SECT-25 TWP-107 RANGE-014 CHRISTENSEN SEHL SUB LOT-040 LOT 40

74.25.23.011345 SECT-25 TWP-107 RANGE-014 KOTTSCHADE'S SUB .66 AC TH PT OF OLD T.H. NO 63 LYING WITHIN SD PLAT

74.25.23.026320 SECT-25 TWP-107 RANGE-014 CITY LANDS 107-14-25 1.65 AC N505.5FT OF TH PT OF S1/2 NW1/4 W & N OF T.H. NO 63 LESS TH PT PLATTED INTO KOTTSCHADES SUB-DIV SEC 25-107-14

74.25.44.011180 SECT-25 TWP-107 RANGE-014 JEFFERSON WILSHIRE LOT-004 LOT 4

74.25.44.011181 SECT-25 TWP-107 RANGE-014 JEFFERSON WILSHIRE LOT-005 LOT 5

74.28.11.017431 SECT-28 TWP-107 RANGE-014 NORTHRIDGE 2ND SUB LOT-004 BLOCK-004 LOT 4
BLK 4
74.32.12.047490 SECT-32 TWP-107 RANGE-014 DIAMOND RIDGE 3RD LOT-004 BLOCK-002 LOT 4
BLK 2
74.34.44.011592 SECT-34 TWP-107 RANGE-014 KUTZKY'S 2ND ADD LOT-006 BLOCK-001 W22FT
LOT 6 AND E23FT LOT 9 AND COM 18FT E NWCOR LOT 9 TH E4FT TH S TO S LINE
SD LOT TH W8FT TH N TO BEG BLK 1
74.35.12.015771 SECT-35 TWP-107 RANGE-014 NORTHERN ADD LOT-014 BLOCK-016 LOT 14 AND
W5FT LOT 15 BLK 16
74.35.12.015943 SECT-35 TWP-107 RANGE-014 NORTHERN ADD LOT-019 BLOCK-026 LOT 19 BLK
26
74.35.21.012138 SECT-35 TWP-107 RANGE-014 MANLEY'S SUB LOT-008 BLOCK-002 E51FT OF LOTS
8,9 & 12 BLK 2
74.36.12.023021 SECT-36 TWP-107 RANGE-014 THURBERS 1ST SUB LOT-028 BLOCK-001 LOT 28
BLK 1

The total amount of the proposed assessment for all properties is \$19,997.99.

A copy of the proposed assessment roll is on file and open for public inspection in the City Clerk's office. Property owners are entitled to appear and present their objection to the charges at the time of the hearing. Property owners may also present their objections in writing prior to or at the time of the hearing. The Common Council will consider any written or oral objections presented. The Common Council may adopt the proposed assessment at the hearing.

No appeal may be taken as to the amount of any assessment adopted unless a written objection is signed by the property owner and filed with the City Clerk prior to the assessment hearing, or presented to the President of the Common Council at the hearing. Property owners may appeal the assessment to the district court pursuant to Minnesota Statutes, Section 429.081, by serving written notice of the appeal upon the Mayor or City Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within 10 days after service upon the Mayor or City Clerk.

Minnesota Statutes, Sections 435.193 to 435.195, allow municipalities the option of deferring special assessments. In Rochester, assessments may be deferred when homesteaded property is owned by a person 65 years of age or older, by a person retired by virtue of a permanent physical disability, or 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 Section 190.05, Subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make payments. Application forms are available from the City Clerk's office. Please note that the application must be filed within 60 days of the date of Council approval of the assessment or miscellaneous project.

Dated this 28th day of October, 2019.

Anissa N. Hollingshead
City Clerk of the City of Rochester, Minnesota
Phone: (507) 328-2900 Fax: (507) 328-2901
cityhall@rochestermn.gov