

LMKP LID ASSESSMENT FREQUENTLY ASKED QUESTIONS

QUESTION: What was the purpose of the September 26, 2015, hearing?

ANSWER: Before a project is started, the engineer prepares a feasibility report on the necessity, cost-effectiveness, and feasibility of the proposed improvement. A public hearing is then held where an estimate of the total amount to be assessed for the project is provided, along with a description of the methodology used to calculate individual assessments for affected parcels. Following this hearing, a resolution is passed ordering the improvement and authorizing the engineer to prepare plans and specifications for the improvement. The resolution ordering the improvement may reduce, but not increase, the extent of the improvement as stated in the notice of hearing. LMKP LID held the hearing and passed the resolution on September 26, 2015.

QUESTION: Can my property be assessed for an amount greater than the number provided at the September 26, 2015, hearing?

ANSWER: No. The amount of the proposed special assessment you were provided at the September 26, 2015, hearing is the maximum amount that your property can be specially assessed.

QUESTION: How much of the total project cost will be assessed to property owners?

ANSWER: The amount will be the costs of the project which are not covered by the State of Minnesota grant.

QUESTION: When will the LID prepare the final amount to be levied against my property as a special assessment?

ANSWER: Once the LID knows what the final local costs for the project are, the engineer for the LID will work with the LID to calculate and determine the proper amount to be specially assessed against every assessable parcel of property. This is referred to as the assessment roll. However, this amount cannot exceed the amount provided to you at the September 26, 2015, meeting.

QUESTION: Will there be another hearing on the assessment? Will I receive notice of my assessment? What if I don't agree with my assessment?

ANSWER: Once the assessment roll is prepared, a final public hearing will then be set and held. The owner of each parcel affected is notified as to what the assessment will be for that parcel. If a property owner disputes the amount set forth in the proposed assessment list, the property owner should file a written objection with the board prior to the final assessment hearing, or if you are unable to file your written object prior to the

meeting you may present the written objection to the presiding officer at the hearing. (Please note that filing an objection prior to the meeting is encouraged). At the hearing, the board will hear and consider any objections to the proposed assessments. The board may amend the proposed assessment to any parcel at the hearing. At the conclusion of the hearing, the board will pass a resolution adopting the assessment roll.

QUESTION: I believe that the board did not consider a factor/issue related to my property when it calculated my proposed assessment.

ANSWER. The proposed assessment you were given was the proposed maximum amount that your property can be specially assessed. The board, along with the 429 committee, is working with the engineer to determine if special facts or considerations for individual properties exist. Once the final local project costs are determined, the 429 committee will then be able to determine the assessment based upon all of the information that it has gathered. The 429 committee will develop an assessment roll. Once the assessment role has been developed, a public hearing on the final assessment roll will be set. If there is a dispute with the amount as set forth in the proposed final assessment roll that a property owner feels that the 429 committee did not address, the property owner should file a written objection with the board prior to the final assessment hearing, or if you are unable to file your written objection prior to the meeting you may present the written objection to the presiding officer at the hearing. (Please note that filing an objection prior to the meeting is encouraged.) The assessment list is not final until the resolution is passed by the board adopting the assessment roll following the public hearing.

QUESTION: Should I combine my lots?

ANSWER: Each LID member must decide what is appropriate for their property. The Board cannot provide legal or financial advice to private property owners. However, the Board has established the maximum amount that will be assessed to your properties. Combining the lots at this time will not affect the proposed maximum assessment amount. Once final costs have been determined, the 429 committee will evaluate the amount of the actual assessments in proportion with the other properties within the improvement district. The Minnesota legislature created a two part assessment process in order for the political subdivisions like LMKP LID to (1) provide notice to landowners of proposed improvements and their estimated costs, and (2) time to determine the final assessment based upon facts and information gathered between the initial hearing and the final assessment hearing. The 429 committee has taken everyone's concerns and is studying those issues and will make decisions when it has final project costs and is satisfied that it has enough information to make a decision. At this point, the Board is taking individuals' concerns and input under consideration, but cannot make a decision until final project costs are available.