

TO: Honorable Mayor and City Council

FROM: City Administrator Ron Johnson

SUBJECT: Adopt Resolution Declaring Costs and Setting Public Hearing to Adopt Final Assessments for the Westside II Public Improvement Project

DATE: October 12, 2016

BACKGROUND

Adoption of the final assessment roll is the final Council action related to the 429 special assessment process for this project. Staff is proposing that the final assessment hearing be set for 6:30 p.m., November 15, and the resolution setting this public hearing is attached.

A notice with the total amount to be assessed will be published, and notices with specific amount of assessments will be mailed to the owner of each parcel described in the assessment roll, not less than two weeks prior to the hearing.

REQUESTED COUNCIL ACTION

Approve a motion adopting a Resolution Setting Public Hearing to Adopt Final Assessments for the Westside II Public Improvement Project.

Attachment(s): Resolution

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2224

**RESOLUTION DECLARING COST TO BE ASSESSED, DELCARING PROPOSED
ASSESSMENT AND SETTING PUBLIC HEARING ON PROPOSED ASSESSMENT**

WHEREAS, a contract has been let and costs have been determined for the improvement of Hoffman Street West between the center line of Dow Street North and the center line of 6th Street North; Mill Street West between the center line of Dow Street North and the center line of 7th Street North; Floyd Street between the center line of Main Street West; and the center line of Hoffman Street West; York Street North between the center line of Main Street West and the center line of Hoffman Street West; 9th Street North between 200 feet south of the center line of Mill Street West and the center line of Hoffman Street West; 8th Street North between the center line of Mill Street West and the center line of Hoffman Street West; 7th Street North between the center line of Main Street West and 200 feet north of the center line of Hoffman Street West; State Street West from the center line of 6th Street North easterly to a point just west of the Little Cannon River (approximately one block); by the construction of streets, sidewalks, storm sewers, sanitary sewers, water mains and service lines so that the total cost of the improvement will be \$2,512,239.38; and

WHEREAS, the city clerk, with the assistance of the city engineer (consulting engineer), calculated the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation, as provided by law; and

WHEREAS, the clerk has notified the council that proposed assessment has been completed and filed in his office for public inspection.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA:

1. The portion of the cost of such improvement to be paid by the city is hereby declared to be \$2,009,791.50 and the portion of the cost to be assessed against benefited property owners is declared to be \$502,447.88.
2. Assessments shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2017, and shall bear interest at the rate of 3.75 percent per annum from the date of the adoption of the assessment resolution.

3. A hearing shall be held on the 15th day of November, 2016 in the Cannon Falls city hall at 6:30 p.m. to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
4. The city clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and he shall state in the notice the total cost of the improvement. He shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.
5. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued from the date of adoption to the date of payment, to the City Clerk, City of Cannon Falls, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. An owner may at any time thereafter, pay to the City Clerk, City of Cannon Falls or the Goodhue County Assessor's Office the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

ADOPTED by the Council this 18 day of October, 2016.

CITY OF CANNON FALLS

By: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson
City Administrator