

TO: Honorable Mayor and City Council

FROM: City Administrator Ron Johnson

SUBJECT: Conduct Public Hearing and Adopt Resolution Adopting Assessments for the Westside II Public Improvement Project

DATE: November 10, 2016

BACKGROUND

Adoption of the final assessments is the final Council action needed on this project. At the October 18th Council meeting, you set the public hearing for 6:30 p.m., November 15 to adopt the final assessment roll for this project.

City Engineer Greg Anderson will be present to provide an overview on the assessments, and City Attorney Roger Knutson will be present to field any questions related to the assessment process.

REQUESTED COUNCIL ACTION

Conduct the public hearing to adopt the final assessment roll for the Westside 2 Public Improvement Project.

Attachment(s): Resolution with assessment roll

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

RESOLUTION NUMBER 2232

**RESOLUTION ADOPTING ASSESSMENTS FOR THE
WEST SIDE II IMPROVEMENT PROJECT**

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for the West Side II improvements project:

The construction of streets, sidewalks, storm sewers, sanitary sewers, water mains, and service lines for 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).

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

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment levied against it.

2. Such assessment shall be payable in equal annual installments extending over a period of fifteen (15) years, the first of the installments to be payable on or before the first Monday in January 2017, and will bear interest at the rate of 3.75 percent per annum from the date of adoption of the assessment resolution. The first installment shall include interest on the entire assessment from the date of the assessment

resolution until December 31, 2017. To each subsequent installment when due, shall be added interest for one year on all unpaid installments.

3. 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 to the date of payment, to the City Administrator/City Clerk, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the City Administrator/City Clerk 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 next succeeding year.

4. The Administrator/Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 15th day of November, 2016.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator

Attachment:
Assessment Roll

2016 Street Improvements
Preliminary Assessment Role

PIN	Name	Address - 1	COADRLN2P	City	State	Zip	Unit	Assessment per Unit				
521000720	BARBARA J. SHOWERS	520 STATE ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521000730	SUSAN M LIBERA	512 STATE ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521000740	JEFFERY W BANITT	514 STATE ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521000750	MICHAEL JOHNSON	500 STATE ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521000770	PAUL D LAWSTUEN	411 5TH ST N		CANNON FALLS	MN	55009	1	\$5,521.41				
521001120	LARRY G DUNCAN	325 6TH ST N		CANNON FALLS	MN	55009	1	\$5,521.41				
521001190	TIMOTHY OTTERNESS	624 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001200	MICHAEL J WEBER	618 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001210	ERIN A MCMAHON	612 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001220	KAY R TIX	608 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521001230	STEVEN JACOBSEN	600 HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001280	SAFE FAMILY TRUST	712 HOFFMAN ST WEST #1		CANNON FALLS	MN	55009	1	\$5,521.41				
521001290	CHRISTOPHER C MUDGETT	31490 ECHO VALLEY TRL		CANNON FALLS	MN	55009	1	\$5,521.41				
521001300	JOHN S WILSON	700 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001360	MATTHEW J MEYERS	810 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521001380	DENNIS P O'KEEFE	218 N 8TH ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001390	CALEB J SMITH	807 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521001400	KEVIN REDDING ET AL	815 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521001401	MARILYN L FLOM	817 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001410	THOMAS B WRIGHT	821 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001420	KENNETH W POPP	820 W MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001430	ANDREW E HOCHMUTH	816 W MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001440	JAY D SJBLOM	810 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521001450	DENNIS B TEMPLEMAN	206 N 8TH ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001451	RANDALL W SCHIELL	200 8TH ST N		CANNON FALLS	MN	55009	1	\$5,521.41				
521001460	SCOTT C WILDENBERG	701 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521001470	WILLIS I BURLEIGH	707 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521001480	JAMES R GOODWIN	715 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001490	DEREK LUNDELL	217 8TH ST N		CANNON FALLS	MN	55009	1	\$5,521.41				
521001500	MATTHEW MELHOUSE	207 N 8TH ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001510	JOSH BAMRICK	201 8TH ST N		CANNON FALLS	MN	55009	1	\$5,521.41				
521001520	MARLYS J JACOBSON	700 W MILL ST		CANNON FALLS	MN	55009	1	\$2,240.04			street only assessment	
521001530	MARLYS J JACOBSON	700 W MILL ST		CANNON FALLS	MN	55009	1	\$4,287.72			no sewer assessment	
521001540	RONALD G BANKS	601 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001550	STEVEN ERHARDT	615 HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521001560	JOSHUA A DOCKER	29715 GERLACH WAY		CANNON FALLS	MN	55009	1	\$5,521.41				
521001570	CITY OF CANNON FALLS	918 RIVER RD		CANNON FALLS	MN	55009	1	\$2,240.04			street assessment only	
521002470	JOHN H LINDAHL	120 7TH ST N		CANNON FALLS	MN	55009	1	\$2,240.04			street only assessment	
521002480	WAYNE D NELSON	715 MILL ST W		CANNON FALLS	MN	55009	1	\$2,240.04			street only assessment	
521002490	TODD M BLEVINS	721 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521002520	ANNE E DAVISSON	805 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521002530	LUCAS MILLER	815 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521002540	CHARLES SAMUELSON	821 MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41				
521004070	THOMAS H ELLSWORTH	511 STATE ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521004100	PATRICIA Clayton-Brown	515 STATE ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521200700	JOSHUA B HOFSTEDT	1108 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41				
521200730	DAVID MAHOWALD	1116 HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41				

2016 Street Improvements
Preliminary Assessment Role

PIN	Name	Address - 1	COADRLN2P	City	State	Zip	Unit	Assessment per Unit					
521200740	SUSAN K IVERSON	913 W PARK ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521200810	AARON W WINCHELL	1016 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521200830	KITTY LOU PEINE	908 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521200890	JOHN A YARBROUGH	916 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521200900	BRITT K ERISMAN	212 9TH ST N		CANNON FALLS	MN	55009	1	\$2,240.04		street assessment only			
521200910	JAY M CHYTRACKE	901 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521200920	RICHARD GARRETT	900 MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521200930	PHILIP S MEYERS	206 9TH ST N		CANNON FALLS	MN	55009	1	\$2,240.04		street assessment only			
521200940	JAMES D CONWAY	915 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521200960	JOANN C THOMAS	921 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521200970	G&S INVESTMENTS LLC	31230 CLARK VALLEY TRAIL		CANNON FALLS	MN	55009	1	\$5,521.41					
521200980	DENNIS FLODEEN	916 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521200990	MICHAEL BANKS	1005 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521201000	CORY J PEINE	1017 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521201030	KIERSTEN A SPEAR	200 N YORK ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201040	BRANDON L MATTSON	1025 HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201050	JEROME D ENGEL	1021 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201060	COLE HERNKE	1022 MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201070	LUANN K FRANKLIN	1016 W MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201080	MICHAEL BARLOW	1101 W HOFFMAN ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201090	DANIEL MAGILL	1109 HOFFMAN ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521201100	Cannon Falls Housing Unit Inc	1102 W MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201102	GOODHUE CO HABITAT F/HUMANITY	1108 MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41		new parcel created on old hospital site			
521201103	GOODHUE CO HABITAT F/HUMANITY	1114 MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41		new parcel created on old hospital site			
521201104	Cannon Falls Housing Unit Inc	1120 MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41		new parcel created on old hospital site			
521201110	DELAINE HURDA	1115 HOFFMAN		CANNON FALLS	MN	55009	1	\$5,521.41					
521201120	SHIRLEY M BECKMAN	221 DOW ST N		CANNON FALLS	MN	55009	1	\$5,521.41					
521201150	JEFFREY WERNER	1101 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521201160	IAN T BROWN	1109 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521201170	JOHN W HANKA	1115 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521201180	CITY OF CANNON FALLS	918 RIVER RD		CANNON FALLS	MN	55009	1	\$5,521.41		future city park lot			
521201190	ST PAUL EVANGELICAL LUTHERAN	30289 59TH AVENUE WAY		CANNON FALLS	MN	55009	1	\$5,521.41					
521201200	US BANK NA	12650 INGENUITY DR		ORLANDO	FL	32826	1	\$5,521.41					
521201201	MICHELE ANN PEINE-ZIMMERMAN	1003 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521201210	ANGELLA M RECHTZIGEL	1015 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
521201220	JAY E WOODWARD	1023 W MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201260	JOHN BANASZEWSKI	PO BOX 37	PO BOX 37	RANDOLPH	MN	55065	1	\$5,521.41					
521201270	MARK R ALBERT	907 W MILL ST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201280	SHELLEY ZIMMERMAN	915 MILL ST WEST		CANNON FALLS	MN	55009	1	\$5,521.41					
521201290	ERICK A ROBERTSON	923 MILL ST W		CANNON FALLS	MN	55009	1	\$5,521.41					
523010010	JESSE A REGENSCHIED	1022 MAIN ST W #1		CANNON FALLS	MN	55009	1	\$3,473.73		no water assessment - condo association			
523010020	JOSH WIEME	1022 MAIN ST		CANNON FALLS	MN	55009	1	\$3,473.73		no water assessment - condo association			
523010030	KENNETH E OLSON	425 SPRING SOUTH RD		CANNON FALLS	MN	55009	1	\$3,473.73		no water assessment - condo association			
523010040	MARCINE LUNDELL	1022 MAIN ST W #4		CANNON FALLS	MN	55009	1	\$3,473.73		no water assessment - condo association			
				Total Number of Parcels			91						
				Total Amount Assessed				\$473,335.68					