

TO: MAYOR AND CITY COUNCIL

FROM: LANELL ENDRES, INTERIM CITY ADMIN/FINANCE DIRECTOR

SUBJECT: ADOPTING ASSESSMENTS FOR EAST SIDE II PROJECT

MEETING DATE: NOVEMBER 20, 2018

BACKGROUND

The City Council conducted the public hearing for the East Side II Project assessments on November 13, 2018. During that meeting, questions arose regarding a few of the parcels and the amounts assessed. Council directed the City Engineer to review the costs as they pertained to alleys and provide an updated figure excluding costs for alley paving. The engineer has provided those amounts and they are reflected in the attached resolution and assessment roll. The other lot in question was regarding two parcels owned by the same owner and the Council was told that the smaller lot was believed to be unbuildable and that the home sat on part of that parcel. Council directed staff to reduce the assessment by 50% and that amount is reflected in the attached resolution as well. After the meeting, staff reviewed GIS information and it appears that the house is located solely on one lot and found that the legal description of the vacant lot is noted as an original lot indicating that it would be a buildable lot. Council will need to determine how best to proceed with this particular parcel.

REQUESTED COUNCIL ACTION

I respectfully request a motion to determine the assessment amounts and to approve the resolution adopting the final assessments.

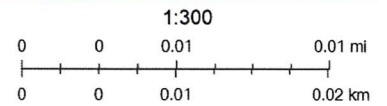
Attachment(s):
GIS & Property Information for 52.140.2120
Resolution
Assessment Roll

ArcGIS WebMap



November 15, 2018

	Override 1	Township or Other Roads	Major Roads 1,200	County Roads 1,200	Township or Other Roads		
House Number	Township or Other Roads		US Highway		County Roads - Gravel		Township or Other Roads
PIN		Township or Other Roads		State Highway		County Roads - Paved	



ArcGIS WebApp Builder

Goodhue County

Property Information, Owner, Legal Description, and Assessed Values displayed below are taken from the Tax Statements (good as of the date the tax statements were printed).

The Taxes, Special Assessments, Penalty, Interest, Paid To Date, Balance Due, Installment, Receipt information, and History is live information (accessed live from the County's Tax System dynamically).

Property Information

Parcel Number 52.140.2120

Payable Year: 2018

Property Address

Tax Roll Type: Real Estate

Jurisdiction : CANNON FALLS CITY

School District: SCHOOL DISTRICT 252

Owner Information

Primary Taxpayer/Owner

NICHOLAS R KING

JOHANNA R KING

412 MILL ST E

CANNON FALLS MN 55009

Legal Description

CANNON FALLS CITY ADD DOC#617500 LOT 9 BLK 89 PT OF
VAC STREET ID# 2-0140-18702

Plat: 52140

Real Estate and Personal Property Taxes are determined using the previous year assessment value. Mobile Home Taxes are determined using the current year assessment value.

***Additional reductions in taxable value may apply due to special tax deferrals, This Old House, Plat Laws, etc.*

Property Classification: RES HMSTD

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

RESOLUTION NUMBER 2398

**A RESOLUTION FOR ADOPTING ASSESSMENTS
2018 STREET IMPROVEMENTS**

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 assessments for the improvements on Minnesota Street East between the center line of 2nd Street North and its east terminus; 1st Street North between the center line of Minnesota Street East and its north terminus; Cedar Street North between the center line of Minnesota Street East and its south terminus; Oak Street North between the center line of State Street East and its north terminus; Vine Street North between the center line of Minnesota Street East and the center line of State Street East; Grove Street North between the center line of Minnesota Street East and its east terminus; Almond Street East between the center line of Water Street East and the Center line of State Street East; and Mill Street East between the center line of Oak Street East and its east terminus.

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 proposed 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 15 years, the first of the installments to be payable on or before the first Monday in January 2019 , and shall bear interest at the rate of 5.25 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2019. 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 treasurer, 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 treasurer 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 City Clerk shall transmit a certified duplicate of this assessment to the Goodhue County Auditor to be extended on the property tax list of the county. Such assessments shall be collected and paid in the same manner as other municipal taxes.

ADOPTED by the Council this 20th day of November, 2018.

CITY OF CANNON FALLS

By: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Lanell Endres
Interim City Administrator

PIN	Name	Zoning	Units	Assessment per Unit	ASSESSMENT
521401180	SUTHERLAND, RICHARD	RESIDENTIAL	1	\$6,545.89	\$6,545.89
521401200	BANKS, ADAM	RESIDENTIAL	1	\$6,545.89	\$6,545.89
521401211	WEIGMAN, CHRISTOPHER	RESIDENTIAL	1	\$6,545.89	\$6,545.89
521401320	EKSTROM, JILL	RESIDENTIAL	1	\$6,545.89	\$6,545.89
521401330	GRIMES, JONATHAN	RESIDENTIAL	1	\$6,545.89	\$6,545.89
521401420	HUD	RESIDENTIAL	1	\$6,545.89	\$6,545.89
521401440	ZIMMERMAN, DANIEL	RESIDENTIAL	1	\$6,545.89	\$6,545.89
521402120	KING,NICHOLAS R	RESIDENTIAL	1	\$3,561.33	\$3,561.33
523980010	ALTHOFF, ANDY	RESIDENTIAL	0.8	\$6,545.89	\$5,236.71
523980020	MCWATERS, TAMARA	RESIDENTIAL	0.8	\$6,545.89	\$5,236.71
523980030	MOLLERS, GRADY	RESIDENTIAL	0.8	\$6,545.89	\$5,236.71
523980040	VOSHALIKE,BRENDA	RESIDENTIAL	0.8	\$6,545.89	\$5,236.71
			Total Assessment:		\$70,329.41