

EXTRACT OF MINUTES OF MEETING OF THE  
CITY COUNCIL OF THE CITY OF  
CANNON FALLS, MINNESOTA

HELD: MARCH 19, 2024

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Cannon Falls, Goodhue County, Minnesota, was duly held at the City Hall in said City on the 19th day of March, 2024, at six-thirty o'clock P.M.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**RESOLUTION NUMBER 2743**

**RESOLUTION CALLING HEARING ON  
ASSESSMENTS FOR 72nd AVENUE WAY IMPROVEMENTS**

WHEREAS, the City Administrator, with the assistance of the City consulting engineer, has prepared an assessment roll for the 72nd Avenue Way Improvements, and said proposed assessment roll is on file with the City Administrator and open to public inspection;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cannon Falls, Minnesota, as follows:

1. The Administrator shall publish notice that this Council will meet to consider the proposed assessments on April 16, 2024, at six-thirty o'clock P.M. in the City Hall of said City of Cannon Falls, Minnesota. The published notice shall be in substantially the form set forth on Exhibit A attached hereto.

2. A copy of the notice in substantially the form set forth in Exhibit B attached hereto shall be mailed to the owners of each parcel of property described in the assessment roll.

EXHIBIT A

NOTICE OF HEARING ON ASSESSMENTS  
FOR 72nd AVENUE WAY IMPROVEMENTS

TO WHOM IT MAY CONCERN:

TIME AND PLACE  
GENERAL NATURE OF  
IMPROVEMENTS:

Notice is hereby given that the City Council of the City of Cannon Falls, Minnesota, will meet in the City Hall in the City of Cannon Falls, Minnesota, on the 16th day of April, 2024, at six-thirty o'clock P.M. to consider objections to the proposed assessments for 72nd Avenue Way Improvements heretofore ordered by the City Council.

ASSESSMENT ROLL  
OPEN TO INSPECTION:

The proposed assessment roll is on file with the City Administrator and open to public inspection.

AREA PROPOSED  
TO BE ASSESSED:

The area proposed to be assessed consists of every lot, piece or parcel of land benefitted by said improvement, which has been ordered made and is as follows: 72<sup>nd</sup> Avenue Way from Trunk Highway 19 to the south end of the street in the City of Cannon Falls, Minnesota.

TOTAL AMOUNT  
AND TERM OF PROPOSED  
ASSESSMENT:

The total amount proposed to be assessed is \$300,000 and is proposed to be payable in annual installments over a period of 10 years.

WRITTEN OR ORAL  
OBJECTIONS:

Written or oral objections will be considered at the hearing.

RIGHT OF APPEAL:

An owner of property to be assessed may appeal the assessment to the district court of Goodhue County pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Administrator of the City within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Administrator.

LIMITATION ON  
APPEAL:

No appeal may be taken as to the amount of any assessment adopted by the City Council unless a written objection signed by the affected property owner is filed with the Administrator prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the

assessments not received at the assessment hearing in the manner prescribed by Minnesota Statutes, Section 429.061 are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

DEFERMENT OF  
ASSESSMENTS:

Under the provisions of Minnesota Statutes, Sections 435.193 to 435.195, the City may, at its discretion, defer the payment of assessments for any homestead property owned by a person 65 years of age or older, permanently disabled person or active military personnel for whom it would be a hardship to make the payments.

MAILED NOTICE:

The notice of this hearing mailed to property owners contains additional information.

DATED: March 19, 2024.

BY ORDER OF THE CITY COUNCIL

/s/ Neil Jensen  
City Administrator

EXHIBIT B  
NOTICE OF HEARING ON ASSESSMENTS  
FOR 72nd AVENUE WAY IMPROVEMENTS

TO: [Specify owner,  
address and  
parcels]

TIME AND PLACE  
GENERAL NATURE OF  
IMPROVEMENTS:

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**SPECIFIC AMOUNT TO BE ASSESSED:**

The amount to be specifically assessed against your particular lot, piece of parcel of land is \$                     .

**ADOPTION OF ASSESSMENT AT HEARING:**

The City Council may adopt the proposed assessment at the hearing.

**PREPAYMENT:**

You may prepay the entire assessment to the Treasurer of the City until the assessment roll is certified to the County Auditor; after certification to the County Auditor, prepayments of the entire amount remaining due may be made to the Treasurer at any time prior to November 15 of any year.

**PARTIAL PREPAYMENT**

The City Council has authorized the partial prepayment of assessments prior to certification of the assessment or the first installment thereof to the County Auditor.

**PREPAYMENT WITHOUT INTEREST, OR WITH INTEREST TO END OF YEAR:**

No interest shall be charged if the entire assessment is paid at any time prior to November 15, 2024. At any time prior to November 15, 2024, the owner may prepay to the Treasurer the whole assessment remaining due with interest accrued to December 31 of the year in which the prepayment is made.

**INTEREST RATE:**

If the assessment is not prepaid within 30 days from the adoption of the assessment roll, interest will accrue on the assessment at the rate of 4.0%.

Interest accrues from the date to be specified in the resolution levying the assessment, but not earlier than the date of such resolution.

DATED: March 19, 2024.

BY ORDER OF THE CITY COUNCIL

/s/ Neil Jensen

City Administrator

3. Said notice attached as Exhibit A hereto shall be published by the City Administrator in the official newspaper at least two weeks prior to the hearing and the notice attached hereto as Exhibit B shall be mailed by the Administrator to the owners of each parcel described in the assessment roll.

4. If the adopted assessment differs from the proposed assessment as to any particular lot, piece or parcel of land, the Administrator shall mail to the owner a notice stating the amount of the adopted assessment. Owners must also be notified by mail of any changes adopted by the Council in interest rates or prepayment requirements from those contained in the mailed notice of the proposed assessment.

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_ and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted by the City Council of the City of Cannon Falls, Minnesota on this 19<sup>th</sup> day of March, 2024.

\_\_\_\_\_  
Matt Montgomery, Mayor

ATTEST:

\_\_\_\_\_  
Neil L. Jensen, City Administrator

STATE OF MINNESOTA )  
COUNTY OF GOODHUE ) ss  
CITY OF CANNON FALLS )

I, the undersigned, being the duly qualified and acting Administrator of the City of Cannon Falls, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes of a meeting of the City Council of said City held on the date therein indicated with the original thereof on file in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a resolution calling a hearing on assessments for 72nd Avenue Way Improvements in the City.

WITNESS my hand as such Administrator and the seal of said City this 19<sup>th</sup> day of March, 2024.

\_\_\_\_\_  
City Administrator

(SEAL)