

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2025-101
ADOPT SPECIAL ASSESSMENTS FOR
PRIVATE UTILITY SERVICE CONNECTIONS
COLLEGE STREET AND WATER STREET AREAS RECONSTRUCTION
STRT2024 – A77

WHEREAS, pursuant to previous resolutions of the City Council, the City undertook and completed a public improvement project known as College Street and Water Street Areas Reconstruction Project - STRT2024-A77; and,

WHEREAS, as part of College Street and Water Street Areas Reconstruction Project - STRT2024-A77, property owners abutting the project area were offered the opportunity to have the City's contractor replace their private utility service connections and have the cost thereof assessed against their property, and such property owners signed a construction easement agreement and waiver of the right to appeal from the special assessments for this private work; and,

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 special assessment for private utility service connections related to College Street and Water Street Areas Reconstruction Project - STRT2024-A77.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF NORTHFIELD, MINNESOTA:

1. Such proposed assessment, a copy of which is attached hereto and made part hereof, is hereby accepted and shall constitute a 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 certified to the County Auditor for collection with real estate taxes and shall be paid in annual installments extending over a period of 10 years, one-half of each installment payable on or before May 15 and one-half on or before October 15 each year, beginning May 15, 2026. The assessment shall bear interest at the rate of 5.59 percent per annum from the date of adoption of the assessment resolution. To the first annual installment shall be added interest on the entire assessment from the date of the assessment resolution through December 31, 2025. To each subsequent annual installment shall be added interest for one year on all unpaid installments.
3. The owner of the property 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 Finance Director, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution. The property owner may also, at any time before November 15 of any year, prepay to the City Finance Director the whole assessment remaining due with

interest accrued through December 31 of the year in which said prepayment is made.

4. The clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax list of the county. Such assessments shall be collected and paid over the same manner as other municipal taxes.

PASSED by the Mayor and City Council of the City of Northfield on this 7th day of October 2025.

ATTEST

City Clerk

Mayor

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP