

NOTICE OF ASSESSMENT HEARING
2018STRT –A37
2018 DIVISION & SEVENTH STREET RECONSTRUCTION
WASHINGTON STREET MILL AND OVERLAY

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Northfield City Council will meet at 6:10 p.m. on May 1, 2018 at the Northfield City Hall Council Chambers to consider the proposed assessment for the 2018STRT – A37 2018 Division and Seventh Street Reconstruction and Washington Mill and Overlay Project, the improvements of sanitary sewer, watermain, storm sewer, streets, sidewalks, and associated items, to serve various streets in the City of Northfield. The following is the area proposed to be assessed:

- Division Street from Eight Street to Sixth Street (Reconstruction)
- Seventh Street from Water Street to Washington Street (Reconstruction)
- Washington Street from Woodley Street to Second Street (Mill and Overlay)
- City Hall Parking Lot (Mill and Overlay)
- Washington Street and Fifth Street Parking Lot (Mill and Overlay)
- Washington Street Parking Lot 1 (Third Street Lot – Reclamation)
- Washington Street Parking Lot 2 (Grand Event Center – Pavement and subgrade reconstruction)

The amount to be specially assessed against your particular lot, piece, or parcel of land is shown in the attachment to this notice. Such assessment is proposed to be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January 2019, and will bear interest at a rate that will be 2% over the interest rate of the bonds sold to finance the improvements. At the present time, the interest rate for this assessment roll is estimated to be 6% per annum from the date of the adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2019. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

You may at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City of Northfield Finance Department. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment. You may at any time thereafter, pay to the City of Northfield Finance Department 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. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 6 percent per year. The right to partially prepay the assessment according to Ordinance No. 896 (Chapter 66) is available.

The proposed assessment roll is on file for public inspection at the City Clerk and City Engineer offices. The total amount of the proposed assessment is \$447,865.00. Written or oral objections will be considered at the meeting. No appeal to district court may be

taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

Under Minn. Stat. §§ 435.193 to 435.195 and city Ordinance No. 896 (Chapter 66), the council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older, one retired by virtue of a permanent and total disability, or a member of the National Guard or other reserves ordered to active military service for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law and Ordinance, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law and Ordinance No. 896 (Chapter 66), may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on his/her property.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or clerk 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 clerk.

For questions, please call 507.645.3020.



City Clerk, Deb Little

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