

CITY OF MONTICELLO
NOTICE OF
ASSESSMENT HEARING
7TH STREET
RETAINING WALL
RRFB, AND SIDEWALK
IMPROVEMENTS PROJECT
CITY PROJECT NO. 23C005

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Monticello City Council will meet at 6:30 p.m. on October 28, 2024, in the Council Chambers of the Monticello City Hall to consider adoption of the proposed assessment for the 7th Street Retaining Wall, Rectangular Rapid Flashing Beacon (RRFB), and Sidewalk Improvements Project, City Project No. 23C005, for the improvements of installation of a retaining wall, sidewalk installation, RRFB, and other necessary appurtenance work. The total estimated cost for the assessed portions of the project is \$325,798.

Assessment Terms

The special assessment against parcels is proposed to be payable in annual installments extending over a period of 10 years, with the first installment to be payable with the 2025 payable taxes and will bear interest at the estimated rate of up to 10% per annum from the date of the adoption of the assessment resolution. The first year's installment shall include interest on the full assessment balance from October 28, 2024, until December 31, 2025. To each subsequent year's installment shall be added interest for the entire year on the unpaid balance.

Process for Objections or

Appeals

The proposed assessment roll is on file for public inspection at the City Hall offices. Written or oral objections will be considered at the meeting. No appeal 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, and give notice to the affected property owners as it deems advisable. An owner may appeal an assessment to district court pursuant to Minnesota Statutes §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 10 days after service upon the mayor or clerk.

Prepayment of Assessment

The property owner may, at any time by end of business day of November 27, 2024, pay the entire assessment on such property to the City of Monticello. No interest shall be charged if the entire assessment is paid by the end of business day November 27, 2024. In future years, the property owner may pay to the City of Monticello, the entire amount of the unpaid assessment balance not including the portion due with the current year's taxes. Such payment must be made on or before November 15 or the payment will be considered toward the next year's balance. If the property owner elects not to prepay the assessment before the date given above, the rate of interest that will apply may be up to 10% per year. Partial pre-payment and payments by credit card are not accepted.

Deferment of Assessments

The City has not elected to adopt an ordinance or resolution establishing a process for deferment of special assessments based on hardship. Please reference Minnesota Statutes 435.193 to 435.95 for such provisions related to assessment deferrals.

/s/ Jennifer Schreiber
City Clerk

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