

Notice of Hearing on Proposed Assessment

Jordan, Minnesota, May 5, 2022.

TO WHOM IT MAY CONCERN:

Notice is hereby given that the city council of Jordan, MN will meet at 6:30 p.m. on May 23, 2022 at Jordan Council Chambers, 116 East First St, Jordan MN 55352 to consider, and possibly adopt, the proposed assessment for the improvement of the following roadways and utilities: listed below.

1. Seville Drive from El Dorado Drive to Creek Lane
2. El Dorado Drive from Seville Drive to Creek Lane
3. Alley between Mertens Street and Wood Street, north of Second Street
4. Alley between Wood Street and West Street, north of Second Street
5. Alley between West Street and Varner Street, north of Second Street
6. Alley between Varner Street and Rice Street, north of Second Street

Properties directly abutting these improvements with the following property identification numbers are proposed to be assessed for the work:

PID					
220280030	220500110	220030460	220030570	220021140	220021260
220500010	220500120	220030470	220030580	220021150	220021270
220500020	220500130	220030480	220030590	220021160	220021280
220500030	220500220	220030490	220030600	220021170	220021290
220500040	220500240	220030500	220030610	220021190	220021300
220500050	220500072	220030510	220030620	220021200	220021310
220500060	220890011	220030520	220030630	220021210	220021320
220500071	220890014	220030530	220030640	220021220	220021330
220500080	220890016	220030540	220030650	220021230	220021340
220500090	220890013	220030550	220030660	220021240	
220500100	220990010	220030560	220030670		

The assessments are 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 2023, and will bear interest at the rate of 4.0 percent 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 this resolution until December 31, 2021. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.

The owner of any property to be 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 of Jordan, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. An owner may at any time thereafter, pay to Scott County 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 4.0 percent per year. The right to partially prepay the assessment is available.

The proposed assessment roll is on file for public inspection at the City Administrator's office. The total amount of the proposed assessments is \$243,222.37. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment. Alternatively, persons owning property affected by such improvement are able to provide written input in advance of the hearing via email to publiccomments@jordanmn.gov no later than 3:00 p.m. on the day of the public meeting. The city council meeting may be viewed on the City's website. 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, 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 or retired by virtue of a permanent and total disability 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, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, apply to the City Administrator 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.

Tom Nikunen
City Administrator