

2L. Consideration of adopting Resolution 2022-99 declaring costs to be assessed, ordering preparation of assessment roll and calling for an Assessment Hearing on October 24, 2022, for the 2022 Sidewalk Improvements Project, City Project 22C001

Prepared by: PW Director/City Engineer	Meeting Date: 9/12/2022	<input checked="" type="checkbox"/> Consent Agenda Item <input type="checkbox"/> Regular Agenda Item
Reviewed by: Project Engineer, Finance Director	Approved by: City Administrator	

ACTION REQUESTED

Motion to adopt Resolution 2022-99 declaring costs to be assessed, ordering preparation of assessment roll, and calling for the assessment hearing for October 24, 2022 for the 2022 Sidewalk Improvements Project, City Project 22C001.

PREVIOUS COUNCIL ACTION

- December 13, 2021:** City Council authorized the preparation of a Feasibility Report for the 2022 Sidewalk Improvements and amended the contract with Hakanson Anderson to provide engineering services for this work.
- January 10, 2022:** City Council accepted the Feasibility Report for the 2022 Sidewalk Improvements Project and set a public hearing date for February 14, 2022.
- March 28, 2022:** City Council awarded the contract to Knife River Corporation for completing the improvements.

REFERENCE AND BACKGROUND

The City Council ordered the improvements for the 2022 Sidewalk Improvements Project which included adding sidewalks in the following locations:

- Addition of a sidewalk in front of 520 Chelsea Road
- Replacement of non-ADA compliant sidewalk around Walnut Street and 4th Street around the Cargill campus.
- Addition of sidewalk for 318 4th Street West
- Addition of a section of sidewalk across the railroad tracks on Washington Street

- I. Budget Impact:** The project is funded from the Capital Projects Fund and is included in the 2022 budget. The project cost including engineering was \$93,919.50 and \$25,062 is proposed to be assessed as shown in the assessment summary.

II. Staff Workload Impact: Staff workload impacts will include mailing assessment letters and working with Wright County to process and track assessment payments and balances.

III. Comprehensive Plan Impact: N/A

STAFF RECOMMENDED ACTION

City staff recommends approval of the resolution declaring costs to be assessed, ordering preparation of assessment roll and calling for an assessment hearing on October 24, 2022, for the 2022 Sidewalk Improvements Project.

SUPPORTING DATA

- A. Resolution 2022-99
- B. Draft Final Assessment Roll

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
RESOLUTION NO. 2022-99**

**DECLARING COSTS TO BE ASSESSED, ORDERING PREPARATION OF
ASSESSMENT ROLL, AND CALLING FOR AN ASSESSMENT HEARING TO ADOPT
AN ASSESSMENT ROLL FOR THE 2022 SIDEWALK IMPROVEMENT PROJECT,
CITY PROJECT 22C001.**

WHEREAS, contracts have been let and the improvements have been made which include the addition and/or replacement of sidewalks in the following locations:

- Addition of a sidewalk in front of 520 Chelsea Road
- Replacement of non-ADA compliant sidewalk around Walnut Street and 4th Street around the Cargill campus.
- Addition of sidewalk for 318 4th Street West
- Addition of a section of sidewalk across the railroad tracks on Washington Street

WHEREAS, the total costs of the improvements are \$93,919.50;

NOW THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTICELLO, MINNESOTA AS FOLLOWS:

1. The City Council hereby determines that \$25,062 shall be assessed against benefitted property owners based upon benefits received without regard to cash valuation.
2. The City Clerk shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land without regard to cash valuation as provided by law, and he shall file a copy of such proposed assessment in his office for public inspection.
3. A hearing shall be held on the 24th day of October, 2022 at 6:30 p.m. in the Council Chambers at the Monticello Community Center to pass upon such proposed assessment and at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
4. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing and shall state in the notice the total cost of the improvement. The Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.
5. The owner of any property so 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, except that no interest shall be

charged if the entire assessment is paid within 30 days from the adoption of the assessment. If the assessment is not prepaid by November 23, 2022, the assessment shall be turned over to the County Auditor to be placed on the tax rolls for the following year and will accrue interest at the rate of 3.5% from the date of the public hearing. In subsequent years, the property owner may at any time thereafter, pay to the City the balance of the assessment remaining unpaid after the current year, provided such payment is made prior to November 15th.

6. The City Clerk shall forthwith transmit a certification of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ADOPTED BY the Monticello City Council this 12th day of September, 2022.

CITY OF MONTICELLO

Lloyd Hilgart, Mayor

ATTEST:

Jennifer Schreiber, City Clerk

Property List and Assessment Summary Monticello 2022 Sidewalk Improvement Project

PID	PROPERTY ADDRESS	OWNER/TAXPAYER	OWNER ADDRESS	ZONING	CONSTRUCTION TYPE	ASSESSMENT PERCENTAGE	FOOTAGE (FEET)	FRONTAGE (%)	TOTAL PRELIMINARY OWNER ASSESSMENT	TOTAL FINAL OWNER ASSESSMENT
AREA 1 - 4TH STREET SIDEWALK CONSTRUCTION										
155010019080	318 4TH ST W	SUNNY FRESH FOODS INC	PO BOX 5626 MINNEAPOLIS, MN 55440	CENTRAL COMMUNITY DISTRICT	NEW CONSTRUCTION	50%	140	100.00%	\$11,207	\$8,595
AREA 2 - WALNUT STREET AND 4TH STREET SIDEWALK REPLACEMENT										
155010018010	UNASSIGNED	SUNNY FRESH FOODS INC %CARGILL INC	PO BOX 5626 MINNEAPOLIS, MN 55440	CENTRAL COMMUNITY DISTRICT	REPAIR	25%	44	6.65%	\$463	\$573
155010018060	200 4TH ST W	WRIGHT CO PRODUCTS INC %CARGILL INC	PO BOX 5626 MINNEAPOLIS, MN 55440	CENTRAL COMMUNITY DISTRICT	REPAIR	25%	398	60.12%	\$4,190	\$5,178
155010018080	206 4TH ST W	WRIGHT CO PRODUCTS INC %CARGILL INC	PO BOX 5626 MINNEAPOLIS, MN 55440	CENTRAL COMMUNITY DISTRICT	REPAIR	25%	220	33.23%	\$2,316	\$2,862
AREA 3 - WASHINGTON STREET SIDEWALK CONSTRUCTION										
155015039010	407 WASHINGTON ST	CENTRAL MN MENTAL HEALTH CTR	1321 13TH ST N ST. CLOUD, MN 56303	NEIGHBORHOOD BUSINESS	NEW CONSTRUCTION	ASSESSED IN 2016				
AREA 4 - CHELSEA ROAD SIDEWALK CONSTRUCTION										
155120001010	520 CHELSEA RD	TWIN CITY DIE CASTINGS COMPANY	1070 33RD AVE SE MINNEAPOLIS, MN 55414	INDUSTRIAL & BUSINESS CAMPUS DISTRICT	NEW CONSTRUCTION	25%	358	100.00%	\$11,071	\$7,854