

City Council Proceedings

1507

State of Minnesota
Counties of Scott & Le Sueur
City of New Prague

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Special City Council Meeting
Monday, October 25, 2021

Mayor Jirik called the Special Meeting to order at 6:00 p.m. with the following members present: Jirik, Bass, Ryan, Seiler, and Wolf

Staff Present: Joshua Tetzlaff, Jim Gareis, Ken Ondich, Bruce Reimers, Matt Rynda, Patty Solheid

Others Present: City Engineer, Chris Cavett, SEH

Mayor Jirik asked for a motion to approve the agenda. Motion by Ryan, seconded by Wolf to approve the agenda as presented. All voted in favor. Motion carried (5-0).

Pursuant to due call and notification, a special assessment public hearing was held for the TH#19 Main Street 2020-2021 CIP Improvements including a resolution adopting assessment.

Mayor Jirik called the Public Hearing to order at 6:03 p.m. City Engineer Chris Cavett was present and provided clarification of the special assessment process.

City Engineer Cavett explained that letters were mailed to the affected property owners and published in the New Prague Times according to the requirements of Minnesota Statutes 429. The assessment roll was prepared based on the City's Assessment Policy and used the rates and procedures outlined in the May 21, 2018, project feasibility study and as presented at the June 4, 2018 and the December 3, 2018 public hearings. Mr. Cavett explained that the proposed assessments, upon approval of the assessment roll, would result in final assessment statements being sent to all the affected property owners. Property owners could elect to pay their assessment interest free within the first 30 days. After 30 days, any unpaid assessments will be certified to Scott or Le Sueur Counties respectively for collection.

The proposed assessments are outlined within an attachment provided at the meeting including the parcels along Main Street, between TH #21 (Fourth Avenue NW) & Seventh Street SE.

There was some discussion between Council and City Engineer Cavett before it was opened up to the public.

In attendance, received assessment questions/comments/concerns from:

Steve Plocher, Humble Pie, 215 W. Main St. Looking at selling his business and have a couple interested parties. Should he pay the assessment up front prior to selling? Or does he include that in the sale price and they can pay off within the 15 year time frame? Curious if the County will be changing the market values? Has owned this property since 2013 and has only had one market value change and that was in 2019.

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Cynthia Rochel, 315 Main St. E., a corner lot on Main Street and Lincoln. Asked if she is getting assessed at a half a unit? Had questions about her water line replacement and flooding issues (at Lincoln & Main) from the crooked sidewalk along her home. Also asked who is in charge of the patch of grass that will now be planted between the road and the sidewalk? Mr. Cavett explained the grass buffer area will be the homeowner's responsibility.

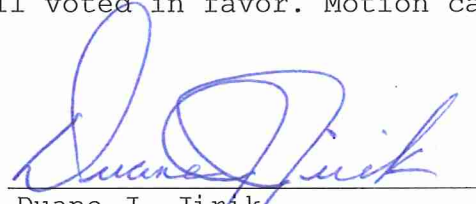
Cindy Picha, West End Liquor, 404 Main St. W. Asked if they can make a partial payment. Mr. Cavett explained that you either pay in full to the City within the first 30 days without any interest or the balance rolls to the County and you pay the assessment through your taxes. No partial payments can be made to the City due to the City Ordinance. Have up to 15 years to pay at an interest rate of 2.67% or can pay off the assessment early through the County.

After discussion, it was moved by Jirik to close the public hearing at 6:32 pm.

It was moved by Bass and seconded by Wolf to approve *RESOLUTION #21-10-25-01 TH 19/MAIN STREET RECONSTRUCTION RESOLUTION ADOPTING ASSESSMENT*. All voted in favor. Motion carried. (5-0)

Motion by Councilmember Bass, seconded by Councilmember Ryan to adjourn at approximately 6:33 p.m. All voted in favor. Motion carried (5-0).

ATTEST:



Duane J. Jirik
Mayor



Joshua M. Tetzlaff
City Administrator