



**CITY OF MADISON LAKE**  
Administration | Police | Public Works

525 Main Street | PO Box 295  
Madison Lake, MN 56063-0295  
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February 10, 2016

Property Owner,

Below you will find the notice for the assessment hearing for the 4<sup>th</sup> and 5<sup>th</sup> street project. I am also enclosing a copy of the assessment roll. Please feel free to contact City Hall if you have any questions.

Thank you,

Ari Klugman Lenz, City Administrator

**CITY OF MADISON LAKE, MINNESOTA**

**NOTICE OF PUBLIC HEARING ON FINAL ASSESSMENTS FOR  
2016 MADISON LAKE STREET & UTILITY IMPROVEMENTS PROJECT**

**TIME AND PLACE:**

Notice is hereby given that the City Council of Madison Lake, Minnesota will meet at City Hall, 525 Main Street, Madison Lake, MN at 7:00 o'clock P.M. on February 25, 2016, to consider the proposed final assessments for the 2016 Street & Utility Improvements project.

**ASSESSMENT ROLL OPEN TO INSPECTION:**

The proposed assessment roll is on available for public inspection at City Hall.

**PROPERTIES PROPOSED TO BE ASSESSED:**

The area proposed to be assessed consists of every lot, piece or parcel of land benefited by said improvement, which has been ordered and includes:

4<sup>th</sup> & 5<sup>th</sup> Streets from Lakeshore Drive to Spruce Avenue  
Chestnut Avenue from Main Street to 1<sup>st</sup> Street  
Spruce Avenue from Main Street to 1<sup>st</sup> Street  
Alleys within Blocks 17 & 18 of Madison Lake Townsite

**TOTAL AMOUNT OF THE PROPOSED ASSESSMENT**

The total amount proposed to be assessed is \$614,942.14.

WRITTEN OR ORAL OBJECTIONS:

Written or oral objections will be considered at the assessment hearing.

RIGHT OF APPEAL:

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes Sections 429.081 by serving notice of the appeal upon the Mayor or City 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 City Clerk. The City may, at its discretion, defer the payment of assessments under specific conditions for homestead property for which it would be a hardship to make the payments. Please contact the City Clerk for more information.

LIMITATION ON APPEAL:

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 City 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.

DEFERMENT OF ASSESSMENTS:

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, 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, 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 Clerk for the prescribed form for such deferral of payment of this special assessment on his/her property.

SPECIFIC AMOUNT TO BE ASSESSED:

The amount proposed to be assessed against your particular lot, piece or parcel of land can be found on the attached final assessment roll (please review entire sheet for all of your parcels).

PREPAYMENT AND PARTIAL PAYMENT OPTIONS:

*PREPAYMENTS WITHOUT INTEREST:*

**No interest shall be charged if the entire assessment is paid within 30 days from City Council adoption of the assessment** (March 28<sup>th</sup> before 4:30 PM, if adopted on February 24<sup>th</sup>). Payments should be made to the City of Madison Lake at Madison Lake City Hall.

*PREPAYMENTS WITH INTEREST:*

You may at any time prior to certification of the assessment to the county auditor (before October 15), you may pay the entire assessment on such property, with interest accrued to the date of payment, to the City of Madison Lake, 525 Main Street. The right to partially prepay the assessment is available with a minimum payment of \$100.00. **Note: Once certified, Blue Earth County does not accept partial payments. November 15, 2016 is the last opportunity for partial payments before we certify to the County. These must be made to the City of Madison Lake before 4:30 PM on November 15<sup>th</sup>.**

PREPAYMENT TO THE COUNTY WITH INTEREST, NO PARTIAL PAYMENT ACCEPTED:

We will certify all unpaid assessments to Blue Earth County after November 15, 2016. Note: Once certified, Blue Earth County does not accept partial payments. You may at any time thereafter pay to the Blue Earth County Assessor Blue Earth County Historical Courthouse 204 S. 5<sup>th</sup> St. P.O. Box 3567 Mankato, MN 56002, 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 at an interest rate of five (5.0%) percent per year.

**ASSESSMENT TERMS AND INTEREST RATE:**

The amount proposed to be assessed against your particular lot, piece or parcel of land can be found on the attached assessment roll. Such assessment is proposed to be payable in equal annual installments extending over a period of 20 years, the first of the installments to be payable on or before the first Monday in January 2017, and will bear interest at a rate of five (5.0%) 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 the assessment resolution until December 31, 2016. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

DATED: February 10, 2016

BY ORDER OF THE CITY COUNCIL OF THE CITY OF MADISON LAKE

Attest: Ari Klugman Lenz, City Administrator