

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2026-036**

**A RESOLUTION ADOPTING ASSESSMENT FOR THE 2026 CLEARWATER
ROAD, NORTH LYNNDALE AREA AND BRENTWOOD CIRCLE STREET
AND UTILITY IMPROVEMENTS PROJECT, MUNICIPAL PROJECT
NUMBER 4068**

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessment for Improvement No. 4068, the water, sanitary sewer, storm water, street, street lighting, and trail improvement of:

1. Oakwood Drive, from Welton Road to 400' southwest of Welton Road;
2. Clearwater Road, from Welton Road to Memorywood Drive;
3. Welton Road, from Clearwater Road to 200' north of Clearwater Road;
4. Northwoods Drive, from Clearwater Road to 200' south of Clearwater Road;
5. Lynndale Drive, from Clearwater Road to Woida Road;
6. Lynndale Lane;
7. Lynndale Court;
8. Brentwood Circle.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BAXTER, MINNESOTA:

Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

Such assessment shall be payable in equal annual installments extending over a period of fifteen years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear interest at the rate of 6.75% percent from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2026. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments. Undeveloped R-1 or RS zoned parcels immediately adjacent to a R-1 or RS Improved Parcel with the same ownership resulting in more than one assessment for the Public Improvements will be assessed for the Public Improvements to the Improved Parcel and the undeveloped adjacent parcel (s) will be eligible for deferred assessment with interest of \$1 annually for up to 15 years. The deferred assessment shall be amortized over 15 years with the first installment payable on or before the first Monday in January 2042. The deferred assessment may expire earlier than 15 years and be payable if the undeveloped lot is developed or ownership changes.

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 treasurer, except that no interest shall be charged if the entire assessment

is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the city treasurer 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 next succeeding year. Partial prepayment of assessments may be made within 30 days from adoption of this resolution.

It is hereby declared to be the intention of the council to reimburse itself in the future for the portion of the cost of this improvement paid for from municipal funds by levying additional assessments, on notice and hearing as provided for the assessments herein made, upon any properties abutting on the improvement by not herein assessed for the improvement when changed condition relating to such properties make such assessment feasible in accordance with Minnesota Statute 429.051.

The clerk shall forthwith transmit a certified duplicate 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 Baxter City Council this 5th day of May, 2026.

CITY OF BAXTER, MINNESOTA

Darrel Olson
Mayor

ATTEST:

Kelly Steele
Assistant City Administrator/Clerk

SEAL