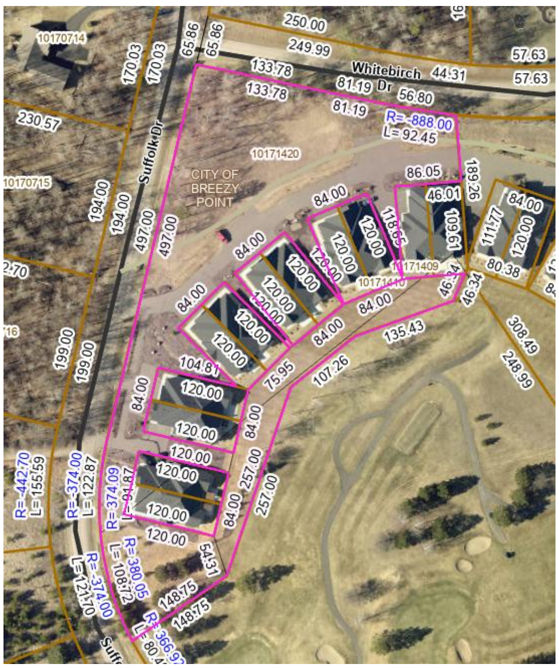
CITY COUNCIL MEETING
AGENDA ITEM

Prepared By:	Meeting Date:	Item Name:
Allie Polsfuss, City Administrator	*08/03/2026*	***Decertify Assessment***

BACKGROUND

In June, the City was notified that Lot 13 (PID 10171420) had been assessed as part of the 2019 Street and Sewer Improvement Project. Below is a map identifying the property and attached the associated assessment amortization schedule.



OVERVIEW

After review and discussion among City staff and legal counsel, it was determined that the assessment was applied to this common area in error. Based on the information available, the original assessment amount was allocated among all benefitting parcels identified along the roadway, including the common area parcel. The inclusion of this parcel appears to have been an administrative error, as the common area was not an appropriate parcel to receive an assessment.

The City Council does have the option to reassess the project costs among the remaining benefitting parcels. However, doing so would require additional staff review, public notice, hearings, and Council action to correct an error that resulted from the City's assessment process.

Staff recommends that the City Council decertify and remove the assessment from Lot 13 (PID 10171420), provide notice to the County Auditor so the assessment record can be corrected and future installments discontinued, and authorize the issuance of a refund for any assessment amounts that have already been paid.

RECOMMENDATION Approval of the resolution as presented.

PROJECT: Sanitary Sewer and Paving

Project Location: Papago / Suffolk / Whitebirch Drive 2019

2351

OWNER: WHITEBIRCH INC

ADDRESS: 9252 BREEZY POINT DR BREEZY POINT MN 56472

PROPERTY ADDRESS:

PROPERTY ID: 10171420

LEGAL DESCRIPTION: Lot 13

FIXED PAYMENT CONDITIONS:

Principal:	$10,981.76
Interest rate:	4.25%
Days before 1st Yr.:	0
Annual payment:	$826.05
Years:	20

YEAR	ANNUAL PAYMENT	PRINCIPAL	INTEREST	UNPAID BALANCE
2022	$826.05	$359.32	$466.72	$10,622.44
2023	$826.05	$374.59	$451.45	$10,247.85
2024	$826.05	$390.51	$435.53	$9,857.33
2025	$826.05	$407.11	$418.94	$9,450.22
2026	$826.05	$424.41	$401.63	$9,025.81
2027	$826.05	$442.45	$383.60	$8,583.36
2028	$826.05	$461.25	$364.79	$8,122.11
2029	$826.05	$480.86	$345.19	$7,641.25
2030	$826.05	$501.29	$324.75	$7,139.96
2031	$826.05	$522.60	$303.45	$6,617.36
2032	$826.05	$544.81	$281.24	$6,072.55
2033	$826.05	$567.96	$258.08	$5,504.59
2034	$826.05	$592.10	$233.95	$4,912.49
2035	$826.05	$617.27	$208.78	$4,295.23
2036	$826.05	$643.50	$182.55	$3,651.73
2037	$826.05	$670.85	$155.20	$2,980.88
2038	$826.05	$699.36	$126.69	$2,281.52
2039	$826.05	$729.08	$96.96	$1,552.44
2040	$826.05	$760.07	$65.98	$792.37
2041	$826.05	$792.37	$33.68	$0.00
	$16,520.92	$10,981.76	$5,539.16	