



# CITY COUNCIL MEETING

## AGENDA ITEM

<b>Prepared By:</b> <i>Allie Polsfuss, City Administrator</i>	<b>Meeting Date:</b> <i>April 6, 2026</i>	<b>Item Name:</b> <b>2025 Edgewater Circle Reassessment</b>
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### **BACKGROUND**

On December 1, 2025, the City Council adopted the assessment roll for the full-depth reconstruction associated with the 2025 Edgewater Circle Improvement Project. An assessment of \$10,000 was approved to the benefiting property, Edgewater South Condominium.

Typically, assessment amounts and taxable properties are reviewed and verified by the project engineer as part of the City's standard special assessment process. However, because this project was not City-initiated, it did not follow the standard process.

It was later determined that the City cannot assess the total \$10,000 to the condominium association as a single entity. Instead, the assessment must be allocated among the individual condominium units based on their respective taxable parcel identification numbers. At the January 5, 2026, City Council meeting, the Council directed staff to initiate a reassessment process pursuant to Minnesota Statutes § 429.071, subdivision 2.

It should be noted that this reassessment does not alter the overall approved assessment amount of \$10,000. The change is administrative in nature, reallocating the assessment from the condominium association to the 13 individual unit owners based on their respective taxable parcels.

### **OVERVIEW**

The City's legal counsel has provided a memorandum (Attachment A) outlining the process required to complete the reassessment. The previously approved total assessment of \$10,000 remains unchanged; however, it must now be distributed among the 13 individual condominium unit owners rather than assessed to the association as a whole.



1. Approve Resolution and Call for Assessment Hearing – Action requested at this meeting
2. Hold Assessment Hearing – Scheduled for April 30, 2026
3. Consider Adoption of Revised Assessment Roll

All required notices will be provided in accordance with state statutes.

### **STAFF RECOMMENDATION**

Approve Resolution Ordering Reassessment and Public Hearing on Proposed Reassessment.