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MEMORANDUM

TO: MAYOR AND CITY COUNCIL
JOSHUA TETZLAFF, CITY ADMINISTRATOR

CC: MATT RYNDA, PUBLIC WORKS DIRECTOR
BRUCE REIMERS, UTILITIES GENERAL MANAGER

FROM: CHRIS KNUTSON, PE (Lic. MN)

DATE: SEPTEMBER 11, 2024

RE: 2024 STREET AND UTILITY IMPROVEMENT PROJECT
RESOLUTION: DECLARING COST TO BE ASSESSED, ORDERING PREPARATION
OF PROPOSED ASSESSMENT AND CALLING FOR HEARING ON PROPOSED
ASSESSMENT
SEH No. NEWPR 173957

PROPOSED ASSESSMENTS

The 2023 Street and Utility Improvements Project is now substantially complete. While exact final construction contract costs will not be known until closer to project closeout in 2024, the projected final construction costs are projected to be at or below the Contract Cost of **\$4,117,201**. With associated engineering and testing costs included, the overall project cost is projected at **\$4,831,301**.

During the Feasibility phase of this project, a 5% increase to assessment rates was incorporated into the report due to expected construction costs from high inflation. As that increase in construction costs was not realized from the low bid, it is proposed that the rates on the 2022 and 2023 Street and Utility Improvement projects be carried over to this 2024 project. This will result in lower assessments for property owners on the 2024 project than was previously estimated.

The next step in the public improvement process (under MN Statute 429) is to prepare the assessment roll and order the public assessment hearing. The assessment roll has been prepared based on the City of New Prague assessment policy and the project specific assessment methodology presented in the Feasibility Study as well as at public hearings. The Assessment Hearing is proposed to be held as **6:00 p.m. on Monday, October 21, 2024**.

Notices of the public hearing will be published in the New Prague Times, and will be sent in the mail to the affected property owners, all in accordance with Minnesota Statutes 429.

Attached for City Council information and reference are the following:

1. Copy of an informational cover letter to be sent with the assessment notice.
2. Sample copy of the Notice of Hearing on Proposed Assessment to be mailed.
3. Copy of the Proposed Assessment Roll (Draft until adoption).
4. Resolution.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 11 Civic Center Plaza, Suite 200, Mankato, MN 56001-7710

507.388.1989 | 877.316.7636 | 888.908.8166 fax | sehinc.com

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STAFF/ENGINEER RECOMMENDATION

Staff and SEH recommend that the City Council approve the attached Resolution DECLARING COST TO BE ASSESSED, ORDERING PREPARATION OF PROPOSED ASSESSMENT, AND CALLING FOR HEARING ON PROPOSED ASSESSMENT for the 2024 Street and Utility Improvement Project.

The Assessment Hearing is proposed to be held at **6:00 p.m. on Monday, October 21, 2024.**

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Building a Better World
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September 30, 2024

RE: City of New Prague, Minnesota
2024 Street and Utility Improvement
Project
Proposed Assessments and
Assessment Hearing
SEH No. NEWPR 173957 5.00

TO RESIDENT/PROPERTY OWNER:

Enclosed is information regarding the proposed assessments on this project, as well as the official notice of the assessment hearing, scheduled for the date and time listed in the Notice of Hearing.

The assessment hearing is the final step in the public improvement process (Minnesota Statutes Chapter 429).

PROJECT STATUS

The project is substantially complete with final inspections and some punch list and warranty work being done this fall. A spring warranty inspection will also be completed next year.

ASSESSMENTS

The information you will need to know about your proposed assessment is described in the enclosed Notice of Hearing on Proposed Assessment.

In short, the amount you owe is shown in the Notice of Hearing on Proposed Assessment. If the assessments are approved by the city council, you may make full payment during the 30 days following the assessment hearing without paying interest. If unpaid after the 30 days, interest on the assessment will accrue at the listed annual percentage rate beginning from the date of the assessment hearing. The unpaid assessment will then be certified to the county and be payable with your property taxes for the period of years listed on the notice.

Some commonly asked questions about assessments:

"Can I pay off the assessment early?" Certainly! You may at any time prior to certification of the assessment to the county auditor, pay the **entire assessment** on such property to the office of the city administrator. No interest will be charged if the entire assessment is paid within 30 days from the adoption of the assessment. You may at any time thereafter, pay to the county auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. As **partial payment**, the City will accept no more than one (1) payment of at least \$500.00, before the City's certification deadline for the assessment. The remaining assessment balance shall be paid with interest over the term as established by the City Council.

"What happens to the assessment if I choose to sell my house?" Assessments are typically settled at the time of the sale. Settlement of the assessment obligation is usually part of the negotiation process between the buyer and the seller.

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"Why are we being assessed, don't my property taxes pay for this?"

The assessments only pay for a percentage of the cost of the project. Other funding from the city pays for the greatest share of the project cost. The benefiting property owners in a neighborhood all come together along with the city to "chip-in" and help fund a neighborhood project such as this.

Property taxes do not cover all capital improvement needs in the city. Assessments are a form of tax, but a tax where the payer actually receives a direct benefit from the money spent. Assessments also do not discriminate based on property value. The amount of an assessment, unlike property taxes, is not determined by property value, rather is distributed equally among all residents and equally throughout the city. The assessment rates used for this type of project are the same throughout the city based on property use.

"How are the assessment amounts determined?" New Prague's assessment rates were established based on the assessments funding approximately 25% to 35% of average historical project costs for this type of project. A flat rate "Unit" assessment method was adopted so that every property is treated the same from project to project, from year to year. Again, assessments only pay for a percentage of the cost of the project. Funding from other city sources pays for the greatest share of the project cost.

"Are there provisions for deferment of the assessment?" Yes, the City of new Prague has adopted Resolution 12-10-22-02 pursuant to Minnesota Statutes Sections 435.193 to 435.195, wherein 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. As to a deferment based upon age or disability, the applicant must apply for the deferment not later than 14 days after the assessment is adopted by the City Council. Note: A deferment does not excuse an assessment nor the interest, it only defers the payment of the assessment until a later date or when a property is sold.

If you have any questions related to the project or about how the assessments were calculated, please contact me at 507.237.8383 or cknutson@sehinc.com. If you have questions related to the payment of the assessment, please call the City of New Prague at 952.758.4401 and speak with Joshua Tetzlaff, City Administrator.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Chris Knutson, PE
Project Manager
(Lic. MN)

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Enclosure

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NOTICE OF HEARING ON PROPOSED ASSESSMENT

CITY OF NEW PRAGUE
118 CENTRAL AVE N
NEW PRAGUE, MN 56071

Notice is hereby given that the New Prague City Council will meet at **6:00 p.m. on Monday, October 21, 2024**, at New Prague City Hall, 118 Central Avenue North, to consider, and possibly adopt, the proposed assessment for the **2024 Street and Utility Improvement Project**, which includes improvements on the following streets:

- Lyndale Avenue from Main Street to Fourth Street NE
- Lexington Avenue from Main Street to Second Street NE
- First Street NE from Pershing Avenue N to Lexington Avenue N
- Second Street NE from Lyndale Avenue N to Lexington Avenue N
- Third Street NE from Sunset Avenue N to Sunrise Avenue N
- Sixth Street NE from cul-de-sac to Pershing Avenue N
- Sunset Avenue NE from Second Street NE to Third Street NE
- First Street SE from Lexington Avenue S to Seventh Street SE
- Several areas of sidewalk only improvements on Second Street NE, Third Street NE, and First Street NE.

by construction of pavement replacement, complete street reconstruction; sanitary sewer, water main, storm sewer, concrete curb and gutter, aggregate base, bituminous street surfacing, concrete walk, turf restoration, and miscellaneous items required to properly complete the improvements. Adoption by the council of the proposed assessment may occur at the hearing. The area proposed to be assessed for such improvements includes properties abutting such improvements.

The amount to be specially assessed against your particular lot, piece, or parcel of land, described as:

240200240 BUSCH SUBDIVISION # 3 Lot 004 Block 004

has been calculated as follows:

Residential Water Service	0.0 Unit @	\$3,350.00 =	\$0.00
Sanitary Sewer Service	0.0 Unit @	\$2,490.00 =	\$0.00
SF Residential Reconstructed Street	0.0 Unit @	\$9,190.00 =	\$0.00
SF Residential Mill & Overlay	0.0 Unit @	\$2,500.00 =	\$0.00
Commercial-Institutional-MF Mill & Overlay	0.0 L.F. @	\$43.33 =	\$0.00
TOTAL ASSESSMENT			\$0.00

Such assessment is proposed to be payable in equal annual installments extending over a period of **15 years**, the first of the installments to be payable on or before the first Monday in January 2025, and will bear interest at a rate of 4.945 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, 2025. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

You may at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property to the office of the city administrator. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment. You may at any time thereafter, pay to the county auditor 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. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 4.945 percent per year. The right to partially prepay the assessment has not been authorized by ordinance.

The proposed assessment roll is on file for public inspection at the city administrator's office. The total cost of the project is \$4,796,301. The total amount of the proposed assessment is \$1,239,220. Written or oral objections will

be considered at the meeting. No appeal 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 administrator 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.

The city has adopted Resolution 12-10-22-02 pursuant to Minnesota Statutes Sections 435.193 to 435.195, wherein 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. As to a deferment based upon age or disability, the applicant must apply for the deferment not later than 14 days after the assessment is adopted by the City Council.

If an assessment is contested or there is an adjourned hearing, the following procedure may be followed:

1. The city will present its case first by calling witnesses who may testify by narrative or by examination, and by the introduction of exhibits. After each witness has testified, the contesting party will be allowed to ask questions. This procedure will be repeated with each witness until neither side has further questions.
2. After the city has presented all its evidence, the objector may call witnesses or present such testimony as the objector desires. The same procedure for questioning of the city's witnesses will be followed with the objector's witnesses.
3. The objector may be represented by counsel.
4. Minnesota rules of evidence will not be strictly applied; however, they may be considered and argued to the council as to the weight of items of evidence or testimony presented to the council.
5. At the close of presentation of evidence, the objector may make a final presentation to the council based on the evidence and the law. No new evidence may be presented at this point.
6. The council may adopt the proposed assessment at the hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the mayor and city administrator 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 administrator.

Joshua M. Tetzlaff
City Administrator

DRAFT

Parcel No.	Name	Additional Name	Address	PropertyAddress	City	State	Zip Code	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess.	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
240040180	David & Dawn E Clark		511 Main St E	511 Main St E	New Prague	MN	56071	WERTISH ADDN Lot 005 Block 003 E 50' OF S 105' OF	0	\$0.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$4,595.00
240040170	Mark A Zvanovek		104 Lyndale Ave N	104 Lyndale Ave N	New Prague	MN	56071	WERTISH ADDN Lot 4&5 Block 003 N 55' OF	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060540	Kenneth A & Linda M Picka		106 Lyndale Ave N	106 Lyndale Ave N	New Prague	MN	565071	PARK ADDN Lot 012 Block 006 & S1/2 OF LOT 11	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060530	Joseph V & Carol L Lambrecht		2791 West View Dr	108 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 010 Block 006 & N1/2 OF LOT 11	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060520	Mitchell Krogman		110 Lyndale Ave N	110 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 009 Block 006 & P/O LOT 8 LYING S OF N 10' EX COM 10' S OF NW COR LOT 8, E 44', S 18', W 44', N 18' TO POB	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060510	Mary B Magnus		112 Lyndale Ave N	112 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 007 Block 006 PARK ADDN Lot 007 Block 006	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060450	David L & Beverly A Theilmann		200 Lyndale Ave N	200 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 012 Block 005	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060440	Shane A Jasan		202 Lyndale Ave N	202 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 011 Block 005	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060430	Christopher L Ryks		204 Lyndale Ave N	204 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 010 Block 005 & S1/2 OF LOT 9	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060420	Thomas C Proshke		206 Lyndale Ave N	206 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 8&9 Block 005 S 40' OF LOT 8 & N1/2 OF LOT 9	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060410	Brandon M Anderson		210 Lyndale Ave N	210 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 007 Block 005 & N 10' OF LOT 8	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
240060350	Robert L & Patricia J Rynda		300 Lyndale Ave N	300 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 014 Block 004 & S 35' OF LOT 13	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
240060340	Christopher C Anderson		302 Lyndale Ave N	302 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 012 Block 004 & S 20' OF 11 & N 15' OF 13	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060330	Bruce H & Wendy K Mathiowetz		310 Lyndale Ave N	310 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Block 004 LOTS 8-10 & N 30' OF LOT 11 EX N 32' OF LOT 8	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060320	Margaret Diane Solheid		312 Lyndale Ave N	312 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 008 Block 004 N 32' OF	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340820	Margaret Diane Solheid		312 Lyndale Ave N	312 Lyndale Ave N	New Prague	MN	56071	Section 34 Township 113 Range 023 COM NE COR OF BLK 4 PARK ADDN, N 44' W 152.5', S 44', E 152.5 TO POB IN N1/2 SE1/4	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
249340810	Andrew Michael Sticha		314 Lyndale Ave N	314 Lyndale Ave N	New Prague	MN	56071	Section 34 Township 113 Range 023 N1/2 SE1/4 COM 44' N OF NE COR BLK 4 PARK ADDN, N 80', W 152.5', S 80', E 152.5' TO POB	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
249340800	Nicholas Roche		316 Lyndale Ave N	316 Lyndale Ave N	New Prague	MN	56071	Section 34 Township 113 Range 023 N1/2 SE1/4 COM 124' N OF NE COR BLK 4 PARK ADDN, N 86', W 152.5', S 86', E 152.5' TO POB	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
249340790	Clayton Kjeer	M Susan Kjeer	320 Lyndale Ave N	320 Lyndale Ave N	New Prague	MN	56071	Section 34 Township 113 Range 023 N1/2 SE1/4 COM 210' N OF NE COR BLK 4 PARK ADDN, N 86.7', W 152.5', S 86.7', E 152.5' TO POB	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
240040190	Matthew J Davis		601 Main St E	601 Main St E	New Prague	MN	565071	WERTISH ADDN Lot 001 Block 004 EX N 80' OF	0	\$0.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$4,595.00
240040200	Gregory Wood		103 Lyndale Ave N	103 Lyndale Ave N	New Prague	MN	56071	WERTISH ADDN Lot 1&2 Block 004 N1/2 OF	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060010	Joseph M Strub	Linda W Strub	105 Lyndale Ave N	105 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 001 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060020	Luke Swenson		107 Lyndale Ave N	107 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 2&3 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060030	Riggs Thompson		107 1/2 Lyndale Ave N	107 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 004 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060040	Michael Hinderscheid	Katherine Hinderscheid	109 Lyndale Ave N	109 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 005 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060050	Katie J Shadrick		111 Lyndale Ave N	111 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 006 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060100	Shane Weidall		201 Lyndale Ave N	201 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 001 Block 002	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060110	Jacob De St Hubert		203 Lyndale Ave N	203 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 002 Block 002	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060120	Christopher T & Kelly A Dolan		205 Lyndale Ave N	205 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 003 Block 002	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060130	Debra A Chapman		207 Lyndale Ave N	207 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 004 Block 002 & S1/2 OF LOT 5	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060140	Hannah Rose Schoenbauer	Josef Verno Gruetzmacher	213 Lyndale Ave N	213 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 006 Block 002 & N1/2 OF 5	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
241290010	Jeffrey Allen McLaughlin		608 1st Ave SE	301 Lyndale Ave N	New Prague	MN	56071	Block 001 Lot 001 SEURAI	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
241290020	Kathleen Sue Stark		40072 Lake Volney Ln		Le Center	MN	56057	Block 001 Lot 002 SEURAI	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
241290030	Kathleen Sue Stark		40072 Lake Volney Ln		Le Center	MN	56057	Block 001 Lot 003 SEURAI	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060200	RJ Investments LLC		129 Main St E	307 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 005 Block 003 & S 33.3' OF LOT 6	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060210	Thomas J Halloran		309 Lyndale Ave N	309 Lyndale Ave N	New Prague	MN	56071	PARK ADDN Lot 007 Block 003 & N 16.7' OF LOT 6	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240120010	Doris G Simon		311 Lyndale Ave N	311 Lyndale Ave N	New Prague	MN	56071	FRANEK'S ADDN Lot 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240120020	Thomas E Kianchnik Trust		313 Lyndale Ave N	313 Lyndale Ave N	New Prague	MN	56071	FRANEK'S ADDN Lot 002	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240120030	Kamanda Mdana		315 Lyndale Ave N	315 Lyndale Ave N	New Prague	MN	56071	FRANEK'S ADDN Lot 003 & S 18' OF LOT 4	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00

DRAFT

Parcel No.	Name	Additional Name	Address	PropertyAddress	City	State	Zip Code	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess.	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
240120040	Bruce D Meyer		317 Lyndale Ave N	317 Lyndale Ave N	New Prague	MN	56071	FRANEK'S ADDN Lot 004 N 60' OF 4 & 26' OF VAC 4TH ST NE LYING BETWEEN E ROW OF LYNDALE AVE N & CL OF ALLEY	1	\$3,350.00	1	\$2,490.00		\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240040240	Daniel Van Lith		1598 Diane Rd	609 Main St E	Mendota Heights	MN	55118	WERTISH ADDN Lot 005 Block 004 & E 2' OF LOT 4	0	\$0.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$4,595.00
240060090	Mark Reiland		13875 Hwy 13 S Ste 100	110 Lexington Ave N	Savage	MN	55378	PARK ADDN Lot 011 Block 001 & LOT 12	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060080	Nicole M Pardun		112 Lexington Ave N	112 Lexington Ave N	New Prague	MN	56071	PARK ADDN Lot 010 Block 001 & S1/2 OF LOT 9	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060070	Melissa Kartak		114 Lexington Ave N	114 Lexington Ave N	New Prague	MN	56071	PARK ADDN Lot 008 Block 001 & N1/2 OF LOT 9	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060060	Mark Reiland		13875 Hwy 13 S Ste 100	606 1st St NE	Savage	MN	55378	PARK ADDN Lot 007 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060180	Angelica Larson		607 1st St NE	607 1st St NE	New Prague	MN	56071	PARK ADDN Lot 012 Block 002 & S 15' OF LOT 11	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060170	Michael G & Kathleen M Stang		204 Lexington Ave N	204 Lexington Ave N	New Prague	MN	56071	PARK ADDN Block 002 S 30' OF 10 & N 35' OF LOT 11	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060160	Jeffrey A Patch		206 Lexington Ave N	206 Lexington Ave N	New Prague	MN	56071	PARK ADDN Lot 009 Block 002 & N 20' OF LOT 10	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240060150	Joel G Fries		606 2nd St NE	606 2nd St NE	New Prague	MN	56071	PARK ADDN Lot 7&8 Block 002	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240040260	Greadl D Stephens	Dana R Stephens	703 Main St E	703 Main St E	New Prague	MN	56071	WERTISH ADDN Lot 001 Block 005 & LOT 2 EX E 48' OF	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
240080120	Brian Leff		109 Lexington Ave N	109 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES Lot 004 Block 003	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240080110	Andrea Lynne Phillippi		111 Lexington Ave N	111 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES Lot 003 Block 003	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240080100	Lavonne C Vonbank		115 Lexington Ave N	115 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES Lot 002 Block 003	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240080090	Jeffery L Johnson		117 Lexington Ave N	117 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES Lot 001 Block 003	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
240080080	Tess Marlys Magdalena Baker		701 1st St NE	701 1st St NE	New Prague	MN	56071	SUNRISE ACRES Lot 005 Block 002	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
240080070	Thomas M Fadden Jr		203 Lexington Ave N	203 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES Lot 004 Block 002	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240080060	Francis T Wergin Jr		205 Lexington Ave N	205 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES Lot 003 Block 002	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240080050	Jerrold W & Patricia A Hoffmann		207 Lexington Ave N	207 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES Lot 1&2 Block 002	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
240080040	Mark G & Mary C Wolf		301 Lexington Ave N	301 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES Lot 005 Block 001	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240080030	RAK Properties LLC		PO Box 21	303 Lexington Ave N	Montgomery	MN	56069	SUNRISE ACRES LOT 004 Block 1 & S 20' OF LOT 3	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240080020	Richard Eugene Parks		305 Lexington Ave N	305 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES LOT 2&3 Block 001 S 40' OF LOT 2 & N 40' OF 3	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240080010	Luke K Zweber		307 Lexington Ave N	307 Lexington Ave N	New Prague	MN	56071	SUNRISE ACRES Lot 001 Block 001 & N 20' OF LOT 2	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340650	City of New Prague		118 Central Ave N		New Prague	MN	56071	Section 34 Township 113 Range 023 COM 40' E OF NE COR OF BLK 3 PARK ADDN, E 312.2', N 160', EX W 26' FOR STREET W	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	\$0.00
240200240	City of New Prague		118 Central Ave N		New Prague	MN	56071	BUSCH SUBDIVISION # 3 Lot 004 Block 004	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	\$0.00
240060501	Gerald and Shirley Bastyr Trust		1451 240th St E	115 Pershing Ave N	Jordan	MN	55352	PARK ADDN Lot 006 Block 006	0	\$0.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$4,595.00
240060360	Joan M Puente		203 Pershing Ave N	203 Pershing Ave N	New Prague	MN	56071	PARK ADDN Lot 1&2 Block 005	0	\$0.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$4,595.00
240060260	Anthony J & Connie L Brezina		605 2nd St NE	605 2nd St NE	New Prague	MN	56071	PARK ADDN Lot 014 Block 003 & S1/2 OF LOT 13	0	\$0.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$4,595.00
240220010	Nancy L Tepy		606 Pershing Ave N	606 Pershing Ave N	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 001 Block 001	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
240220020	Henry Truong	Kelsey Truong	404 6th St NE	404 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 002 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220030	Eric Wangen		402 6th St NE	402 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 003 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220040	Madaline Beaudrie	Tanner Feine	400 6th St NE	400 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 004 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220050	Rick W & Mary B Ingsbretson		312 6th St NE	312 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 005 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220080	Nickolas S Conrad		310 6th St NE	310 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 008 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220090	Ryan Kulenkamp		308 6th St NE	308 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 009 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220100	Tabitha J Hurt		307 6th St NE	307 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 010 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220110	Allen E & Jean M Pumper		309 6th St NE	309 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 011 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220120	Jerry D & Melinda M Skluzacek		401 6th St NE	401 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 012 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220130	Dustin Peterson	Claire Elizabeth Busch	403 6th St NE	403 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 013 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220140	Anthony F & Patricia M Hauer		405 6th St NE	405 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 014 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220150	Mary B Soukup		702 Pershing Ave N	702 Pershing Ave N	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 015 Block 001	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00

Parcel No.	Name	Additional Name	Address	PropertyAddress	City	State	Zip Code	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess.	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
249340360	Angela E Frykman		707 3rd St NE	707 3rd St NE	New Prague	MN	56071	Section 34 Township 113 Range 023 NE1/4 SE1/4 COM NW COR LOT 1 BUSCH SUB #1, S 125', W 66', W 14.65', N 125', E #67 TO B08	1	\$3,350.00	1	\$2,490.00		\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240140010	Zachary J O'Neil		801 3rd St NE	801 3rd St NE	New Prague	MN	56071	BUSCH SUBDIVISION # 1 Lot 001 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240140020	Dawson Fish		803 3rd St NE	803 3rd St NE	New Prague	MN	56071	BUSCH SUBDIVISION # 1 Lot 002 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240140030	Roman M & Mary C Dorzinski		805 3rd St NE	805 3rd St NE	New Prague	MN	56071	BUSCH SUBDIVISION # 1 Lot 003 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240140040	Nancy L Viskocil		807 3rd St NE	807 3rd St NE	New Prague	MN	56071	BUSCH SUBDIVISION # 1 Lot 004 Block 001 & W 25' OF LOT 5	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240110010	Joshua J Hennen		306 Sunset Ave N	306 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 001 Block 001	1	\$3,350.00	0	\$0.00	0	\$0.00	0.5	\$1,250.00	0	\$0.00	\$4,600.00
240110050	Leonard V Stinar		307 Sunset Ave N	307 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 001 Block 002 EX S 5'	1	\$3,350.00	0	\$0.00	0.5	\$4,595.00	0.5	\$1,250.00	0	\$0.00	\$9,195.00
240110090	Steven Gregory		306 Sunrise Ave N	306 Sunrise Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 005 Block 002	0	\$0.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$4,595.00
240110040	Isaac James Holiday		703 2nd St NE	703 2nd St NE	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 004 Block 001	1	\$3,350.00	0	\$0.00	0	\$0.00	0.5	\$1,250.00	0	\$0.00	\$4,600.00
240110030	Ryan Astleford		9350 185th St E	302 Sunset Ave N	Prior Lake	MN	55372	SUNRISE ACRES 3RD ADDN Lot 003 Block 001	1	\$3,350.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$5,850.00
240110020	Jennifer Christensen		304 Sunset Ave N	304 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 002 Block 001	1	\$3,350.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$5,850.00
240110080	Thomas J Musil		801 2nd St NE	801 2nd St NE	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 004 Block 002	1	\$3,350.00	0	\$0.00	0	\$0.00	0.5	\$1,250.00	0	\$0.00	\$4,600.00
240110070	Carl S Viskocil		303 Sunset Ave N	303 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 003 Block 002	1	\$3,350.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$5,850.00
240110060	Palm Terrace LLC		30233 Lanesburgh Dr	305 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 1&2 Block 002 S 5' OF 1 & LOT 2 (EX S 5')	1	\$3,350.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$5,850.00
23.730.0100	Charles W & Ann M Hartman		109 Lexington Av S	109 Lexington Ave S	New Prague	MN	56071	WRABEK ADDN Block-001 LOTS 10-11	0	\$0.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$7,085.00
23.730.0070	Daniel P & Tonya A Jacobson		703 1st St SE	703 1st St SE	New Prague	MN	56071	WRABEK ADDN Block-001 LOTS 12-13	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00		\$0.00	0	\$0.00	\$15,030.00
23.730.0065	Curtis S & Melissa M Wick		707 1st St SE	707 1st St SE	New Prague	MN	56071	WRABEK ADDN Block-001 LOTS 14 & 15	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
23.510.0040	Ronald & Kathleen M McBroom		711 1st St SE	711 1st St SE	New Prague	MN	56071	GEIGER FIRST ADDITION Lot-004 Block-001	1	\$3,350.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$7,945.00
23.510.0030	Vernon & Cythia Oraskovich		713 1st St SE	713 1st St SE	New Prague	MN	56071	GEIGER FIRST ADDITION Lot-003 Block-001	1	\$3,350.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$7,945.00
23.510.0010	Lisa M Kaczor		715 1st St SE	715 1st St SE	New Prague	MN	56071	GEIGER FIRST ADDITION Lot-001 Block-001	1	\$3,350.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,350.00
23.510.0020	John E Carlson		717 1st St SE	717 1st St SE	New Prague	MN	56071	GEIGER FIRST ADDITION Lot-002 Block-001	1	\$3,350.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,350.00
23.730.0140	Kenneth J & Betty L Schmitz		201 Lexington Ave S	201 Lexington Ave S	New Prague	MN	56071	WRABEK ADDN Block-002 .36 AC LOTS 8 & 9 & THAT PART OF VAC ALLEY IN BLK 2	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
23.730.0130	Jason R & Jennifer R Mock		704 1st St SE	704 1st St SE	New Prague	MN	56071	WRABEK ADDN Block-002 .36 AC LOTS 6-7 & THAT PART OF VAC ALLEY IN BLK 2	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
23.511.0010	Louis & Elaine Kes		708 1st St SE	708 1st St SE	New Prague	MN	56071	GEIGER 2ND ADDITION Lot-001 Block-001	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
23.511.0020	Glenn A & Karen D Strand		710 1st St SE	710 1st ST SE	New Prague	MN	56071	GEIGER 2ND ADDITION Lot-002 Block-001	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
23.511.0030	Randall H & Marlene J Seurer		712 1st St SE	712 1st St SE	New Prague	MN	56071	GEIGER 2ND ADDITION Lot-003 Block-001	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
23.511.0040	Daniel J & Ramona R Callahan		200 7th Ave SE	200 7th Ave SE	New Prague	MN	56071	GEIGER 2ND ADDITION Lot-004 Block-001	1	\$3,350.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,350.00
23.511.0120	Geiger Second Addn Corp	c/o Francis Nerud	204 7th Ave SE		New Prague	MN	56071	GEIGER 2ND ADDITION Lot-012 Block-001 COMMON AREA	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
TOTAL									92.0	\$308,200.00	80.0	\$199,200.00	78.0	\$716,820.00	6.0	\$15,000.00	0.0	\$0.00	\$1,239,220.00