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MEMORANDUM

TO: MAYOR AND CITY COUNCIL
JOSHUA TETZLAFF, CITY ADMINISTRATOR

CC: MATT RYNDA, PUBLIC WORKS DIRECTOR

FROM: CHRIS KNUTSON, PE (Lic. MN)

DATE: SEPTEMBER 16, 2026

RE: 2026 STREET IMPROVEMENT PROJECT
RESOLUTION: DECLARING COST TO BE ASSESSED, ORDERING PREPARATION
OF PROPOSED ASSESSMENT AND CALLING FOR HEARING ON PROPOSED
ASSESSMENT
SEH No. NEWPR 188030

PROPOSED ASSESSMENTS

S.M. Hentges has substantially completed construction of the 2026 Street Improvement Project with only minor punch list remaining. The projected final construction cost is estimated to be approximately \$993,000, within 0.5% of the cost estimate at bidding. With associated engineering and testing costs included, the overall project cost is projected at approximately **\$1,318,600**.

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 at **6:00 p.m. on Monday, October 19, 2026**.

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.

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 2026 Street Improvement Project.

The Assessment Hearing is proposed to be held at **6:00 p.m. on Monday, October 19, 2026**.

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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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Building a Better World
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September 28, 2026

RE: City of New Prague, Minnesota
2026 Street Improvement Project
Proposed Assessments and
Assessment Hearing
SEH No. NEWPR 188030 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 occur next year and the project will have a 2-year warranty after final completion.

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 often 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
City Engineer/Project Manager
(Lic. MN)

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Enclosure

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Parcel No.	Name	Additional Name	Address	Property/Address	City	State	Zip Code	Legal	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial-Institutional Mill & Overlay Unit	Commercial-Institutional Mill & Overlay Assess.	Total Assessment
23.605.0060	Hy-Vee Inc.	Attn: Real Estate Dept	5820 Westown Pkwy	200 10th Ave SE	West Des Moines	IA	50266	PRAGUE ESTATES 1ST ADDN Block-003 LOT 4 & LOT 5 LESS .95 AC	0	\$0.00	237.5	\$10,497.50	\$10,497.50
23.605.0065	Hy-Vee Inc.	Attn: Real Estate Dept	5820 Westown Pkwy		West Des Moines	IA	50266	PRAGUE ESTATES 1ST ADDN Block-003 .95 AC THAT PART OF LOT 5 BEG AT SE COR OF LOT 5, TH N 134.71 FT, W 87.24 FT, S 22.19 FT, W 262.87 FT TO W LINE OF LOT 5, TH S 112.52 FT, E 349.72 FT TO BEG	0	\$0.00	135	\$5,967.00	\$5,967.00
23.497.0170	Betty C Aune		308 10th Ave SE	308 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-014 Block-001 & LCE & 1/20TH INTEREST IN CE 2,325 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0180	Sonia L Schelhaas		318 10th Ave SE	318 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-015 Block-001 & LCE & 1/20TH INTEREST IN CE 2,325 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0200	Kathleen M Blaschko		306 10th Ave SE	306 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-017 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0230	Rebecca L Schaecher		316 10th Ave SE	316 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-020 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0210	Mary Gaffke		304 10th Ave SE	304 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-018 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0220	Margaret C Webb		11402 Golden Eagle Ct	314 10th Ave SE	Naples	FL	34120	CIC #29, PRAHA TOWNHOMES Lot-019 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0250	Dustin K Aune		302 10th Ave SE	302 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-022 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0280	Larry D & Janyce R Coon	Revocable Trust Agreement	312 10th Ave SE	312 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-025 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0260	Christopher C Anderson		24741 Cedar Point Rd	300 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-023 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0270	Katherine M Engel		310 10th Ave SE	310 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-024 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0140	Theodore & Lisa Bertrand		328 10th Ave SE	328 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-011 Block-001 & LCE & 1/20TH INTEREST IN CE 2,325 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0120	Rhonda Champion et al	c/o Patricia J Bell	326 10th Ave SE	326 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-009 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0090	Brady J Devaan	Tracey J Ziskovsky	324 10th Ave SE	324 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-006 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.497.0040	Scott J & Anne Pexa Rev Trust		196 280th St W	322 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-004 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00

Parcel No.	Name	Additional Name	Address	Property/Address	City	State	Zip Code	Legal	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial-Institutional Mill & Overlay Unit	Commercial-Institutional Mill & Overlay Assess.	Total Assessment
23.497.0010	Brian T & Julie A Paur		1400 12th St SE	320 10th Ave SE	New Prague	MN	56071	CIC #29, PRAHA TOWNHOMES Lot-001 Block-001 & LCE & 1/20TH INTEREST IN CE 2,200 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.605.0080	David A & Joan Hover		401 Redpoll Ave SE	401 Redpoll Ave SE	New Prague	MN	56071	PRAGUE ESTATES 1ST ADDN Lot-001 Block-004 .42 AC	0	\$0.00	0	\$0.00	\$0.00
23.999.0260	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N		New Prague	MN	56071	PRAGUE ESTATES 4TH ADDN 10.27 AC OUTLOT D	0	\$0.00	1166.7	\$51,568.14	\$51,568.14
23.617.0090	Kevin D & Julie K Rens		1001 9th St Ct SE	1001 9th St Ct SE	New Prague	MN	56071	PRAGUE ESTATES 11TH ADDN Lot-009 Block-001 43,318 SF	0	\$0.00	0	\$0.00	\$0.00
23.617.0100	Matthew & Jennifer Mushitz		1003 9th St Ct SE	1003 9th St Ct SE	New Prague	MN	56071	PRAGUE ESTATES 11TH ADDN Lot-010 Block-001 19,595 SF	0	\$0.00	0	\$0.00	\$0.00
23.617.0110	Dean J & Stacy J Dörner		1005 9th St Ct SE	1005 9th St Ct SE	New Prague	MN	56071	PRAGUE ESTATES 11TH ADDN Lot-011 Block-001 15,926 SF	0	\$0.00	0	\$0.00	\$0.00
23.617.0010	Gregory & Jane Kemper		1014 9th St Ct SE	1014 9th St Ct SE	New Prague	MN	56071	PRAGUE ESTATES 11TH ADDN Lot-001 Block-001 15,587 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.710.0980	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N		New Prague	MN	56071		0	\$0.00	700.1	\$30,944.42	\$30,944.42
23.999.0290	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N		New Prague	MN	56071	EXEMPT 17.10 AC OUTLOT C IN PRAGUE ESTATES 7TH ADDN & OUTLOT A IN PRAGUE ESTATES 9TH ADDN & OUTLOT A IN PRAGUE ESTATES 11TH ADDN IN CITY OF NEW PRAGUE (ALL WETLANDS)	0	\$0.00	177.9	\$7,863.18	\$7,863.18
23.615.0100	Peter P Scheffler	Erica L Havlicek	1004 Fairway Dr SE	1004 Fairway Dr SE	New Prague	MN	56071	PRAGUE ESTATES 9TH ADDN Lot-010 Block-001 17,752 SF	0	\$0.00	0	\$0.00	\$0.00
23.615.0110	Ryan A & Shannon M Denzer		1006 Fairway Dr SE	1006 Fairway Dr SE	New Prague	MN	56071	PRAGUE ESTATES 9TH ADDN Lot-011 Block-001 15,362 SF	0	\$0.00	0	\$0.00	\$0.00
23.615.0120	Daniel J & Callie A Witty		1008 Fairway Dr SE	1008 Fairway Dr SE	New Prague	MN	56071	PRAGUE ESTATES 9TH ADDN Lot-012 Block-001 16,433 SF	0	\$0.00	0	\$0.00	\$0.00
23.615.0010	Jason & Amy Lucas		1013 Fairway Dr SE	1013 Fairway Dr SE	New Prague	MN	56071	PRAGUE ESTATES 9TH ADDN Lot-001 Block-001 24,354 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.999.0280	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N	1001 10th Ave SE	New Prague	MN	56071	PRAGUE ESTATES 8TH ADDN Lot-001 Block-007 .52 AC 21866 SF BOOSTER STATION	1	\$2,550.00	0	\$0.00	\$2,550.00
23.710.0980	Randolph J & Lisa Maria Kubes		1244 Monroe St		Shakopee	MN	56079	TIKALSKY ACRES 3.06 AC OUTLOT A	0	\$0.00	0	\$0.00	\$0.00
23.605.0050	Praha Village LLC	c/o Cassia/Vice Pres of Finance	7171 Ohms Ln	1100 1st St SE	Minneapolis	MN	55439	PRAGUE ESTATES 1ST ADDN Lot-003 Block-002 3.83 AC	0	\$0.00	372.5	\$16,464.50	\$16,464.50
23.611.0090	Megan M Denzer		1115 Village St SE	1115 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-009 Block-001 15,083 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0100	Kenneth J & Sally A Tupy		1113 Village St SE	1113 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-010 Block-001 9,864 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0110	Jayne W Schmit		1111 Village St SE	1111 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-011 Block-001 7,243 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0120	Jean Vazquez		1109 Village St SE	1109 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-012 Block-001 6,218 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0130	Adam Breheim		1107 Village St SE	1107 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-013 Block-001 6,218 SF	0	\$0.00	0	\$0.00	\$0.00

Parcel No.	Name	Additional Name	Address	Property/Address	City	State	Zip Code	Legal	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
23.611.0140	Susan M Bennett		1105 Village St SE	1105 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-014 Block-001 8,540 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0150	Robert & Rachel Schaus		1103 Village St SE	1103 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-015 Block-001 6,793 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0160	Kurt Peterson	Laura Mager	1101 Village St SE	1101 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-016 Block-001 9,762 SF	0	\$0.00	0	\$0.00	\$0.00
23.616.0010	Justin R & Ashley J Hauge		600 Evergreen Ave SE	600 Evergreen Ave SE	New Prague	MN	56071	PRAGUE ESTATES 10TH ADDN Lot-001 Block-001 17,844 SF	0	\$0.00	0	\$0.00	\$0.00
23.616.0020	Christina M Wood		602 Evergreen Ave SE	602 Evergreen Ave SE	New Prague	MN	56071	PRAGUE ESTATES 10TH ADDN Lot-002 Block-001 14,368 SF	0	\$0.00	0	\$0.00	\$0.00
23.616.0030	Denny Garzon Villaneuva	See Vue	604 Evergreen Ave SE	604 Evergreen Ave SE	New Prague	MN	56071	PRAGUE ESTATES 10TH ADDN Lot-003 Block-001 14,381 SF	0	\$0.00	0	\$0.00	\$0.00
23.616.0040	Justin & Stephanie Ottinger		606 Evergreen Ave SE	606 Evergreen Ave SE	New Prague	MN	56071	PRAGUE ESTATES 10TH ADDN Lot-004 Block-001 14,394 SF	0	\$0.00	0	\$0.00	\$0.00
23.613.0090	Troy M & Jennifer M Davis		1117 Horseshoe Ln SE	1117 Horseshoe Ln SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN Lot-009 Block-001 14,860 SF	0	\$0.00	0	\$0.00	\$0.00
23.613.0080	Marsha S Lilland		1115 Horseshoe Ln SE	1115 Horseshoe Ln SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN Lot-008 Block-001 13,184 SF	0	\$0.00	0	\$0.00	\$0.00
23.613.0070	Joanne M Dean		1113 Horseshoe Ln SE	1113 Horseshoe Ln SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN Lot-007 Block-001 10,800 SF	0	\$0.00	0	\$0.00	\$0.00
23.613.0060	Nicholas & Amber Hunter		1111 Horseshoe Ln SE	1111 Horseshoe Ln SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN Lot-006 Block-001 10,800 SF	0	\$0.00	0	\$0.00	\$0.00
23.613.0050	Jay L & Penny R Skare		1109 Horseshoe Ln SE	1109 Horseshoe Ln SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN Lot-005 Block-001 10,800 SF	0	\$0.00	0	\$0.00	\$0.00
23.613.0040	Brian Doherty	Danielle Eaton	1107 Horseshoe Ln Se	1107 Horseshoe Ln SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN Lot-004 Block-001 10,800 SF	0	\$0.00	0	\$0.00	\$0.00
23.613.0030	Brent V & Lynda Schaumburg		1105 Horseshoe Ln SE	1015 Horseshoe Ln SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN Lot-003 Block-001 10,800 SF	0	\$0.00	0	\$0.00	\$0.00
23.613.0020	Thomas W Schoemaker		1103 Horseshoe Ln SE	1103 Horseshoe Ln SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN Lot-002 Block-001 10,800 SF	0	\$0.00	0	\$0.00	\$0.00
23.613.0010	Greg & Tonya Pavek		1101 Horseshoe Ln SE	1101 Horseshoe Ln SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN Lot-001 Block-001 13,500 SF	0	\$0.00	0	\$0.00	\$0.00
23.999.0270	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N	1114 9th St SE	New Prague	MN	56071	PRAGUE ESTATES 7TH ADDN 10.28 AC SETTLER'S PARK	0	\$0.00	641.2	\$28,341.04	\$28,341.04
23.614.0700	Laura E Dias		1105 Park Ln SE	1105 Park Ln SE	New Prague	MN	56071	PRAGUE ESTATES 8TH ADDN Lot-003 Block-005 18,807 SF	0	\$0.00	0	\$0.00	\$0.00
23.614.0690	Jacob & Tracy Bies		1103 Park Ln SE	1103 Park Ln SE	New Prague	MN	56071	PRAGUE ESTATES 8TH ADDN Lot-002 Block-005 13,417 SF	0	\$0.00	0	\$0.00	\$0.00
23.614.0680	Christopher & Sommer Yarolimek		1101 Park Ln SE	1101 Park Ln SE	New Prague	MN	56071	PRAGUE ESTATES 8TH ADDN Lot-001 Block-005 15,644 SF	0	\$0.00	0	\$0.00	\$0.00
23.614.0670	Timothy & Lisa Hinricher		1100 12th St SE	1100 12th ST SE	New Prague	MN	56071	PRAGUE ESTATES 8TH ADDN Lot-017 Block-004 19,246 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.710.0010	Michael D & Beverly R Thompson		1101 Tikalsky St SE	1101 Tikalsky St SE	New Prague	MN	56071	TIKALSKY ACRES Lot-001 Block-001 13,166 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00

Parcel No.	Name	Additional Name	Address	PropertyAddress	City	State	Zip Code	Legal	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
23.710.0580	Scott L & Maren C Davis		1100 Tikalsky St SE	1100 Tikalsky St SE	New Prague	MN	56071	TIKALSKY ACRES Lot-001 Block-004 18,238 SF	0.5	\$1,275.00	0	\$0.00	\$1,275.00
23.710.0680	Donald D & Lisa M Simon		1103 Olivia St SE	1103 Olivia St SE	New Prague	MN	56071	TIKALSKY ACRES Lot-011 Block-004 13,275 SF	0	\$0.00	0	\$0.00	\$0.00
23.710.0690	Kenneth A & Mary Jo Thomas		1101 Olivia St SE	1101 Olivia St SE	New Prague	MN	56071	TIKALSKY ACRES Lot-012 Block-004 17,818 SF	0	\$0.00	0	\$0.00	\$0.00
23.710.0700	Michael Toft	Sheilah Felix	1100 Olivia St SE	1100 Olivia St SE	New Prague	MN	56071	TIKALSKY ACRES Lot-013 Block-004 26,526 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0080	Dylan Wenninger-Parsons	Katelynn Parsons	1117 Village St S	1117 Village St S	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-008 Block-001 7,811 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0070	Jerfrey K & Carol A Holland		1119 Village St S	1119 Village St S	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-007 Block-001 6,317 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0060	Jacob T Wagner		1121 Village St SE	1121 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-006 Block-001 5,946 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0050	Michael & Chritsine Hammer		1123 Village St SE	1123 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-005 Block-001 6,028 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0040	Jon Bishop	Taylor Paschke	1125 Village St SE	1125 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-004 Block-001 6,014 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0030	Mark G & Regina K Schaus		1127 Village St SE	1127 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-003 Block-001 5,940 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0020	Luke & Taylor Schmitz		1129 Village St SE	1129 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-002 Block-001 5,940 SF	0	\$0.00	0	\$0.00	\$0.00
23.611.0010	Goeffrey R Lock		1131 Village St SE	1131 Village St SE	New Prague	MN	56071	PRAGUE ESTATES 6TH ADDN Lot-001 Block-001 8,470 SF	0	\$0.00	0	\$0.00	\$0.00
	TOTAL								11.0	\$28,050.00	3430.9	\$151,645.78	\$179,695.78

NOTICE OF HEARING ON PROPOSED ASSESSMENT

PROPERTY OWNER NAME
PROPERTY OWNER ADDRESS
PROPERTY OWNER CITY, STATE ZIP CODE

Notice is hereby given that the New Prague City Council will meet at **6:00 p.m. on Monday, October 19, 2026**, at New Prague City Hall, 118 Central Avenue North, to consider, and possibly adopt, the proposed assessment for the **2026 Street Improvement Project**, which includes improvements on the following streets:

- 10th Avenue SE between 15th Street SE (CSAH 29) and 1st Street SE

by construction of pavement rehabilitation (mill and overlay), concrete curb and gutter, bituminous trail surfacing, concrete walk, turf restoration, and miscellaneous items required to 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:

PARCEL NO. BRIEF DESCRIPTION FROM TAX STATEMENT

has been calculated as follows:

SF Residential Mill & Overlay	0.50 Unit @	\$2,550.00	=	\$1,275.00
Commercial-Institutional Mill & Overlay	0.00 L.F. @	\$44.20	=	\$0.00
TOTAL ASSESSMENT				\$1,275.00

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 2027, and will bear interest at a rate of **5.2704 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, 2027. 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 **5.2704 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 \$1,318,600. The total amount of the proposed assessment is \$179,695.78. 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