



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RELEASE OF DEFERRED ASSESSMENT FOR PID #24.002.0350
DATE: APRIL 24, 2025

As the City Council is aware, whenever a property owner has been approved for a deferral on a special assessment for a street improvement project, the City has recorded a “City Administrator’s Certificate as to Deferred Assessment” to document on the title of the property that an assessment is due and owed until a triggering event occurs.

The City recently received full payment for a deferred assessment on the property located at 105 3rd Street NE (PID 24.002.0350).

The property has sold and the title company has made a request for the City provide a recordable document for the release of the deferred assessment certificate which is on file with the County.

City Attorney Scott Riggs developed the template for the release of deferred assessment documents which is being used for this request.

Staff Recommendation

Staff recommends approval of the attached “Release of Deferred Assessment” document which will be recorded with Scott County by the title company at their own expense.

Receipt# 518661
CRT 548.00
Return to
G NEW PRAGUE CITY
118 CENTRAL AVE N
NEW PRAGUE MN 56071

A969142

Certified Filed and/or recorded on
11/21/2014 11:15 AM
Office of the County Recorder
Scott County, Minnesota
James L. Heriges County Recorder

State of Minnesota
Counties of Le Sueur/Scott
City of New Prague

**City Administrator's Certificate as to
Deferred Assessment under Minnesota
Statutes Sections 435.193 to 435.195
(Assessment Deferral for Seniors, Disabled or
Military Persons)**

The undersigned duly appointed and acting City Administrator of the City of New Prague, Minnesota, certifies that the following special assessment and interest thereon have been deferred by the City Council pursuant to Minnesota Statutes Sections 435.193 to 435.195 (Assessment Deferral for Seniors, Disabled or Military Persons) the terms of City of New Prague Resolution No 14-10-20-01 (Deferral Approval Resolution) adopted October 20, 2014 and the terms of City of New Prague Resolution No 14-10-06-01 adopted October 6, 2014

The authority for this Deferred Assessment is based on City of New Prague Resolution No 12-10-22-01 which was adopted by the City Council on October 22, 2012

Property Owner Clarence J Vavra
Property Address 105 3rd Street NE
New Prague, MN 56071

Legal description of property assessed Commencing at the Southwest corner of the East Half of Block 20, Philipps Second Addition to the City of New Prague, according to the plat thereof on file and of record in the office of the Register of Deeds, Scott County, Minnesota, thence North 244 feet, thence East 50 feet, thence South 244 feet, thence West 50 feet to the place of beginning All of the afore described parcel of land lying and being within Block 20, Philipps Second Addition to the City of New Prague

PID # of property assessed 24-002-0350
Amount of assessment deferred \$10,185 00

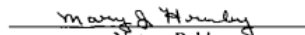
Such deferred assessment shall be payable upon the death of the owner, the sale, transfer or subdivision of the property, the loss of homestead status on the property for any reason, subject to and Minnesota Statutes Sections 435.193 to 435.195 or within 30 years of the date of adoption of Resolution No 14-10-06-01 which occurred on October 6, 2014, subject to the terms of the resolution and Minnesota Statutes Section 429.061

Dated October 21, 2014

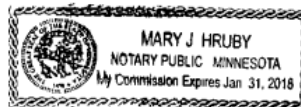

Michael J. Johnson, City Administrator

STATE OF MINNESOTA)
) ss
COUNTIES OF SCOTT & LESUEUR)

The foregoing instrument was acknowledged before me this 21st day of October, 2014, by Michael J. Johnson, the City Administrator of the City of New Prague, a Minnesota municipal corporation on behalf of the City


Notary Public

This document drafted by
City of New Prague
Ken Ondich - Planning Director
118 Central Ave N
New Prague, MN 56071
(952) 758-4401



Date: _____, 2025.

RELEASE OF DEFERRED ASSESSMENT

That certain **CITY ADMINISTRATOR'S CERTIFICATE AS TO DEFERRED ASSESSMENT UNDER MINNESOTA STATUTES SECTION 435.193 to 435.195, SUBDIVISION 2 (ASSESSMENT DEFERRAL FOR SENIORS, DISABLED OR MILITARY PERSONS)** filed for record November 21, 2014 as Document Number A969142 in the Office of the County Recorder of Scott County, Minnesota, is fully paid and satisfied.

CITY OF NEW PRAGUE

By: _____

Duane J. Jirik

Its: Mayor

By: _____

Joshua M. Tetzlaff

Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Duane J. Jirik and Joshua M. Tetzlaff, the Mayor and City Administrator, respectively, of the City of New Prague, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

This document drafted by:

Kenneth D. Ondich
City of New Prague
118 Central Ave. N.
New Prague, MN 56071
(952) 758-4401