

State of Minnesota
County of Watonwan

RESOLUTION NO. 11.25.01

**RESOLUTION ADOPTING FINAL ASSESSMENT
7TH STREET SOUTH, 13TH AVENUE SOUTH, & MOULTON AND PARSONS DRIVE
IMPROVEMENTS
PROJECT NO. 24X.135115.000**

WHEREAS, pursuant to notice duly given as required by law, the City Council has met, heard and passed upon all objections to the proposed assessment for 7th Street South, 13th Avenue South & Moulton and Parsons Drive Improvements as presented in Exhibit A; and

WHEREAS, the City Council has considered all objections, examined the proposed assessment role, and found the same to be true, correct, and just assessment of the property specially benefited by said improvement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. JAMES, MINNESOTA, as follows:

- 1. Adoption of Assessment Roll.** The assessment as set forth and adopted by the City Council is hereby accepted and shall constitute the Final Assessment Roll for the improvement of 7th Street South, 13th Avenue South & Moulton and Parsons Drive. The City Clerk or designee is hereby directed to file a certified copy of the assessment roll in the office of the City Clerk for public inspection.
- 2. Payment of Assessments.** The assessments shall be payable in equal annual installments including principal and interest extending over a period of twenty (20) years, with interest at the rate of five and half percent (5.5%) per annum, in the amount annually required to pay the principal over such period at such rate, the first of said installments to be payable with general taxes for the year 2026, collectible with such taxes during the year 2026.
- 3. Prepayment Options.** The owner of any property so assessed may pay the whole of the assessment on such property, or any number of annual installments thereof, with interest accrued to the date of payment, to the City of St. James without prepayment penalty until December 31, 2025. Thereafter, the remaining principal balance shall be certified to Watonwan County Auditor for collection with the real estate taxes.
- 4. Certification to County.** The City Clerk or designee is hereby authorized and directed to transmit a certified copy of this resolution and the assessment roll to the Watonwan County Auditor for collection in the manner provided by law.

RESOLUTION NO.: 11.25.01

5. Effective Date. This resolution shall be effective immediately upon its passage and adoption.

Adopted by the City Council this 4th day of November 2025.

Christopher Whitehead, Mayor

Attest:

Kris Hurley, City Clerk

EXHIBIT A**FINAL ASSESSMENT ROLL**

**7TH STREET SOUTH, 13TH AVENUE SOUTH, & MOULTON AND PARSONS DRIVE IMPROVEMENTS
BMI PROJECT NO. 24X.135115.000**

| PROPERTY I.D. | TOTAL CALCULATED ASSESSMENT WITH CAP |
|----------------------|---|
| 20.277.0010 | \$8,893.55 |
| 20.277.0020 | \$8,893.55 |
| 20.277.0030 | \$8,893.55 |
| 20.277.0040 | \$8,893.55 |
| 20.277.0050 | \$8,893.55 |
| 20.277.0060 | \$8,707.20 |
| 20.277.0070 | \$8,707.20 |
| 20.277.0080 | \$9,266.25 |
| 20.277.0090 | \$2,169.57 |
| 20.278.0040 | \$8,893.55 |
| 20.278.0050 | \$8,893.55 |
| 20.279.0060 | \$4,472.40 |
| 20.279.0070 | \$8,185.42 |
| 20.279.0080 | \$9,601.68 |
| 20.279.0090 | \$12,500.00 |
| 20.279.0100 | \$2,702.08 |
| | |
| 20.650.0100 | \$37,206.64 |
| 20.650.0200 | \$19,421.40 |
| 20.650.0300 | \$9,761.01 |
| 20.650.0400 | \$73,583.50 |
| | |
| 11.024.0110 | \$22,865.15 |
| | |
| TOTAL | \$291,404.34 |