

**CITY OF ORONOCO**

**RESOLUTION 2024-33 CALLING HEARING ON ASSESSMENTS FOR RIVER BEND ESTATES  
SANITARY SEWER SYSTEM IMPROVEMENTS**

WHEREAS, the City Administrator, with the assistance of the City consulting engineer, has prepared an assessment roll for the River Bend Estates Sanitary Sewer System Improvements, and said proposed assessment roll is on file with the City Administrator and open to public inspection;

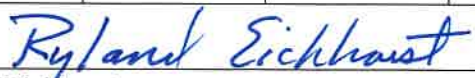
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Oronoco, Minnesota, as follows:

1. The Administrator shall publish notice that this Council will meet to consider the proposed assessments on October 15, 2024, at 6:30 P.M. in the Oronoco Community Center City Council Chambers of said City of Oronoco, Minnesota. The published notice shall be in substantially the form set forth on Exhibit A attached hereto.
2. A copy of the mailed notice in substantially the form set forth in Exhibit B attached hereto shall be mailed to the owners of each parcel of property described in the assessment roll.
3. Said notice attached as Exhibit A hereto shall be published by the City Administrator in the official newspaper at least two weeks prior to the hearing and the notice attached hereto as Exhibit B shall be mailed by the Administrator to the owners of each parcel described in the assessment roll.
4. If the adopted assessment differs from the proposed assessment as to any particular lot, piece or parcel of land, the Administrator shall mail to the owner a notice stating the amount of the adopted assessment. Owners must also be notified by mail of any changes adopted by the Council in interest rates or prepayment requirements from those contained in the mailed notice of the proposed assessment.

**NOW, THEREFORE, BE IT RESOLVED** that the Oronoco City Council adopts this resolution

**AND BE IT FUTHER RESOLVED** that the City Administrator or his designee is authorized to take steps necessary for the implementation of this Resolution.

COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Ryland Eichhorst, Mayor	X			
Paul Pendergrass	X			
Jim Phillips	X			
Jim Richards	X			
Erv DeVlaeminck	X			

  
\_\_\_\_\_  
Ryland Eichhorst, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Jason Baker, City Administrator

**Exhibit A**  
**NOTICE OF PUBLIC HEARING ON ASSESSMENTS FOR RIVER  
BEND ESTATES SANITARY SEWER SYSTEM (PUBLISHED)**  
**IMPROVEMENTS**  
**CITY OF ORONOCO, MINNESOTA**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Oronoco, Minnesota will meet on the 15th day of October, 2024 at 6:30 p.m. at Oronoco Community Center City Council Chambers to consider, and possibly adopt, the proposed assessments in respect to the River Bend Estates Sanitary Sewer System Improvements.

The improvements include construction of sanitary sewer system improvements to divert wastewater flows from the private River Bend Estates community wastewater system to the Oronoco municipal wastewater system to serve the 17 residential lots within the River Bend Estates subdivision abutting Riverwood Court SW. Adoption by the council of the proposed assessment may occur at the hearing.

The amount for Wastewater System improvements to be specially assessed against your particular lot, piece, or parcel of land is \$9,238.16 per Equivalent Residential Unit (ERU). All parcels to be assessed are single family resident parcels and considered 1.0 ERU each. The entire amount assessed for Wastewater System Improvements against any parcel of land will be payable, unless prepaid, in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January, 2025, and shall bear interest at the rate of 2.047 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, 2035 for Wastewater Assessments. 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, with interest accrued to the date of payment, to the Oronoco City Clerk. 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 Oronoco City Clerk 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 2.047 percent per year for the Wastewater Assessment. The right to partially prepay the assessment is not available.

The proposed assessment roll is on file for public inspection at the city clerk's office. The total amount of the proposed assessment is \$157,048.70. Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk 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.

Under Minn. Stat. §§ 435.193 to 435.195, 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. When deferment of the special assessment has

MOTION BY: EICHHORST  
SECOND BY: PHILLIPS

RESOLUTION NO. 2024-33  
ADOPTED ON SEPTEMBER 17, 2024

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been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law, may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on his/her property.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or clerk 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 clerk.

Dated: September 17, 2024

BY ORDER OF THE CITY COUNCIL  
CITY OF ORONOCO, MINNESOTA

  
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Jason Baker, City Administrator

**Exhibit B**

**NOTICE OF PUBLIC HEARING ON ASSESSMENTS  
FOR RIVER BEND ESTATES SANITARY SEWER  
SYSTEM (MAILED)**

**CITY OF ORONOCO, MINNESOTA**

**TP NAME**  
**TP ADDRESS**  
**TP CITY/STATE/ZP**

Regards to Olmsted Parcel Identification No: **(parcel number)**  
Parcel Street Address in Oronoco MN: **(parcel street address)**

**TIME AND PLACE**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Oronoco, Minnesota will meet on the 15th day of October, 2024 at 6:30 p.m. at Oronoco Community Center City Council Chambers to consider, and possibly adopt, the proposed assessments in respect to the River Bend Estates Sanitary Sewer System Improvements.

**ASSESSMENT ROLL**

The proposed assessment roll is open to inspection and on file with the City Administrator and open to public inspection.

**IMPROVEMENT DESCRIPTION AND AREA PROPOSED TO BE ASSESSED**

The improvements include construction of sanitary sewer system improvements to divert wastewater flows from the private River Bend Estates community wastewater system to the Oronoco municipal wastewater system to serve the 17 residential lots within the River Bend Estates subdivision abutting Riverwood Court SW. Adoption by the council of the proposed assessment may occur at the hearing.

**SPECIFIC AMOUNT TO BE ASSESSED**

The amount for Wastewater System improvements to be specially assessed against your particular lot, piece, or parcel of land is \$9,238.16 per Equivalent Residential Unit (ERU). All parcels to be assessed are single family resident parcels and considered 1.0 ERU each.

The entire amount assessed for Wastewater System Improvements against any parcel of land will be payable, unless prepaid, in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January, 2025, and shall bear interest at the rate of 2.047 percent per annum from the date of the adoption of the assessment resolution.

**Payment for assessment installments will be incorporated into Olmsted County’s property tax statement payable in May and October of each year.**

**Your Wastewater System Fee Assessment total is \$9,238.16**

To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2035 for Wastewater Fee Assessments To each subsequent installment when due shall be added interest for one year on all unpaid installments.

### **PREPAYMENT**

You may at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the Oronoco 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 Oronoco City Administrator 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 2.047 percent per year for the Wastewater Assessment. The right to partially prepay the assessment is not available.

### **TOTAL AMOUNT OF PROPOSED ASSESSMENT**

The total amount proposed to be assessed to benefiting Oronoco parcel owners is \$157,048.70, which is 100% of the total Project Costs for the lateral sewer improvements constructed to serve River Bend Estates plus associated wastewater system trunk sewer and wastewater treatment plant fees.

### **WRITTEN OR ORAL OBJECTIONS**

Written and oral objections will be considered at the hearing.

### **RIGHT OF APPEAL**

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or 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.

### **LIMITATION ON APPEAL**

No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal 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.

**DEFERMENT OF ASSESSMENTS**

Under Minn. Stat. §§ 435.193 to 435.195, 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. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law, may, within 30 days of the confirmation of the assessment, apply to the city administrator for the prescribed form for such deferral of payment of this special assessment on his/her property.

DATED:           September 17, 2024.

BY ORDER OF THE CITY COUNCIL

  
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Jason Baker, City Administrator