



City of Rochester
201 4th Street SE
Rochester, MN 55904

Phone: 507-328-2900
Fax: 507-328-2901

Property Owner
Owner Address
Rochester, MN 55904

Dear Property Owner:

As required by Minnesota Statutes Chapter 429, notice is hereby given that the Common Council of the City of Rochester, Minnesota, will meet in the Council/Board Chambers in the Government Center, 151 4th Street SE, Rochester, MN, on Monday, (Month) (Date), 2024 at 6:00 PM to consider the proposed assessment for the following local improvement project:

Required Notice providing the details of the place, time, and date of the City Council meeting where the Council will consider the adoption of the assessment.

70222401: SNOW REMOVAL

Type of work completed on property. Could be street construction, snow removal, grass and weed removal, graffiti removal, etc.

The property subject to special assessments as a result of unpaid special charges or improvements is legally described as follows:

64.11.26.000619 201 4th Street SE Rochester, MN

FIRST TOWN ADDITION - LOT-01 BLOCK-001 LOT 1 BLK 1

The parcel identification number and legal description for your property.

The total amount of the proposed assessment for this parcel is \$150.00.

The amount owed for the services or improvements provided to the property.

A copy of the proposed assessment roll is on file and open for public inspection in the City Clerk's office. Property owners are entitled to appear and present their objection to the charges at the time of the hearing. Property owners may also present their objections in writing prior to or at the time of the hearing. The Common Council will consider any written or oral objections presented. The Common Council may adopt the proposed assessment at the hearing.

No appeal may be taken as to the amount of any assessment adopted unless a written objection is signed by the property owner and filed with the City Clerk prior to the assessment hearing or presented to the President of the Common Council at the hearing. Property owners may appeal the assessment to the district court pursuant to Minnesota Statutes, Section 429.081, by serving written notice of the appeal



upon the Mayor or City Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within 10 days after service upon the Mayor or City Clerk.

Appeals to the assessment must be made in writing by mail or email to the City Clerk before or at the hearing on the date specified above. Then the appeal must be taken to district court. Appeals can't just go to district court. Local filing of an appeal at the Council hearing is a required first step.

View/Pay Assessments Online:

To view assessments online or make a payment visit our website at www.rochestermn.gov/assessments. Properties can be looked up either by street address or by 12 digit parcel identification number.

Property owners may prepay the entire assessment to the City Clerk whose office is located at 201 Fourth Street SE, Room 135, Rochester, Minnesota 55904. No interest is charged to a prepayment made within 30 days of adoption of the assessment by the Common Council. Prepayment outside the 30-day interest-free period is allowed any time prior to certification of the assessment or the first installment thereof to the County Auditor, with interest charged from the date of the resolution approving the assessment. If prepayment is not made, the amount will be certified to the County Auditor to be spread on the tax rolls over 1 years at an annual interest rate of 4.50 percent on the unpaid balance amortized.

Partial Prepayment Option: Property owners have the option of making partial payment of not less than \$50 toward the outstanding balance prior to the City's certification to the county auditor. Partial payments will be applied first to any accrued interest and second to reduce principal outstanding.

Pay the assessment amount with no interest within 30 days from the hearing date. If no payment is made, then the amount will be placed on the property's tax statement for the specified amount of years, with the interest above. Visit www.rochestermn.gov/assessments to make a payment.

Minnesota Statutes, Sections 435.193 to 435.195, allows municipalities the option of deferring special assessments. In Rochester, assessments may be deferred when homesteaded property is owned by a person 65 years of age or older, by a person retired by virtue of a permanent physical disability, or by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in Section 190.05, Subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make payments. Application forms are available from the City Clerk's office. Please note that the application must be filed within 60 days of the Council approval of the assessment or miscellaneous project.

Payment deferment options are available. The deferment application must be filed within 60 days of the hearing date above. Please contact the City Clerk's office for more details.

Dated this 1st day of January, 2024.

City Clerk of the City of Rochester, Minnesota
Phone: (507) 328-2900
cityclerk@rochestermn.gov