

MINUTES OF MEETING TO ACCEPT  
FINAL ASSESSMENT SCHEDULE

Monticello, Iowa

October 7, 2024

A meeting of the City Council of the City of Monticello, Iowa, was held at 6:00 o'clock p.m., on October 7, 2024, at the Monticello Renaissance Center, 220 E. 1<sup>st</sup> Street, in the City. The Mayor presided and the roll was called, showing members present and absent as follows:

Present: Josh Brenneman, Dave Goedken, Candy Langerman, Mary Phelan, and Scott Brighton.

Absent: Jake Ellwood.

The City Clerk reported that the Project Engineers had filed the final schedule of assessments covering the N. Chestnut Street Reconstruction Project, as directed by resolution of the City Council previously adopted.

Thereupon, Council Member Langerman proposed and moved the adoption of the resolution confirming and levying the special assessments, directing that the same be certified to the County Treasurer and directing publication and mailing of the notice, all as required by Section 384.60 of the Code of Iowa.

The motion was seconded by Council Member Goedken and after due consideration thereof by the Council, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: Langerman, Goedken, Brenneman, Phelan and Brighton.

Nays: None.

Whereupon, the Mayor declared said motion duly carried and said resolution adopted, as follows:

RESOLUTION NO. 2024-140

Adopting Final Assessment Schedule for the N Chestnut Street Reconstruction Project and Amending, Confirming and Levying the Assessments

WHEREAS, heretofore and in strict compliance with Chapter 384 of the Code of Iowa, this Council did, pursuant to a Resolution of Necessity duly adopted, order the construction of the N Chestnut Street Reconstruction Project, such improvement having been duly completed, the work accepted and the Project Engineers having filed the final assessment schedule, which has been fully considered by this Council;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Monticello, Iowa, as follows:

Section 1. The final assessment schedule filed by the Project Engineers covering the N Chestnut Street Reconstruction Project is hereby amended as follows: none.

(Insert the word “none” or list amendments to plat and schedule of assessments).

Section 2. The aforementioned final assessment schedule, as amended, is hereby approved and adopted.

Section 3. Each and all of the assessments upon the benefited property in the amounts and upon the various lots and tracts described in such final assessment schedule are hereby confirmed and levied.

Section 4. Each of such assessments in the amount of Five Hundred Dollars (\$500.00) or more is hereby divided into 10 equal installments, as near as may be.

Section 5. All unpaid installments shall bear interest at the rate of 5 % per annum from September 16, 2024 (that being the date of acceptance of the work); provided, however, that any such assessments may be paid in full or in part without interest within 30 days after the date of the first publication of the Notice of Filing of the Final Assessment Schedule with the County Treasurer, such payments to be made at the office of the City Clerk.

Section 6. The first installment of the unpaid assessments shall be due and payable at the office of the County Treasurer of Jones County on the first day of July 2025, and shall become delinquent from October 1, 2025, and then bear the same interest with the same penalties as ordinary taxes.

Section 7. Succeeding installments shall become due and payable in like manner on the first day of July in each of the years 2026 to 2034, inclusive.

Section 8. All assessments in the amount of less than Five Hundred Dollars (\$500.00) shall become due and payable in full on the first day of July, 2025.

Section 9. All unpaid installments of any assessment may be paid in full on any date, in which case interest shall be computed on the outstanding balance to the first day of December

following the date of such payment; and additional annual installments may be paid after the current installment has been paid before December 1 without interest.

Any property owner may elect to pay one half or all of the next annual installment of principal and interest of the special assessment prior to the delinquency date of the installment.

Section 10. The City Clerk is hereby authorized and directed to certify and file the final assessment schedule, herein referred to, with the County Treasurer of Jones County.

The City Clerk shall thereupon give notice of such certification and filing by publication once each week for two successive weeks in a legal newspaper printed wholly in the English language, published at least once weekly and of general circulation in Monticello, Iowa, the first publication to be not more than 15 days after the date of filing of the said schedule with said County Treasurer.

The City Clerk shall also mail said notice, by ordinary mail, to each property owner whose property is subject to assessment for said improvement, such notice to be mailed on or before the second publication of the notice.

Section 11. Such notice shall be in form substantially as follows:

NOTICE OF FILING OF FINAL ASSESSMENT SCHEDULE FOR THE  
2024 N. CHESTNUT STREET RECONSTRUCTION PROJECT MONTICELLO, IOWA

TO WHOM IT MAY CONCERN: Take notice that the City Council of the City of Monticello, Iowa, has adopted the final assessment schedule covering the N. Chestnut Street Reconstruction Project, which was duly certified to the County Treasurer of Jones County, Iowa, on the 10<sup>th</sup> day of October, 2024, all in accordance with Section 384.60 of the Code of Iowa.

All of the following described property shall be assessed by reason of such improvement project:

N. Chestnut Street, from and including the intersection with 2<sup>nd</sup> Street, through the intersection with 3<sup>rd</sup> Street, including portions of 2<sup>nd</sup> and 3<sup>rd</sup> Streets to provide transitions to existing infrastructure.

It is considered that all properties abutting the above described segments of streets to be improved will be specially benefited from this improvement and should be specially assessed.

Any assessment may be paid in full or in part without interest within 30 days after the date of the first publication of this notice, such payments to be made at the office of the City Clerk. Assessments in the amount of Five Hundred Dollars (\$500.00) or more which are not paid in full within the aforementioned time period will be divided into 10 equal annual installments due on the first day of July, commencing July 1, 2025. All unpaid special assessments will draw annual interest at 5 % computed initially from the date of acceptance of the project as being complete which occurred on September 16, 2024, and thereafter computed from the December 1 immediately preceding the due dates of the respective installments to the December next following the due dates of the respective installments. Each installment will be delinquent from the October 1 following its due date and will draw additionally the same delinquent interest and the same penalties as ordinary taxes.

Any property owner may elect to pay one half or all of the next annual installment of principal and interest of the special assessment prior to the delinquency date of the installment.

All unpaid installments of any assessment may be paid in full on any date, in which case interest shall be computed on the outstanding balance to the first day of December following the date of such payment; and additional annual installments may be paid after the current installment has been paid before December 1 without interest.

Reference is hereby made to said final assessment schedule for a description of the particular lots or tracts and the amounts of the final assessments thereon, as determined and fixed by the Council.

By order of the City Council of the City of Monticello, Iowa.

Sally Hinrichsen  
City Clerk

(The mailed copies of the notice may have added thereto the following:

According to the records of the County Auditor, you are the owner of:

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(Insert Property Description)

and the final assessment against the same is \$ \_\_\_\_\_).

Section 12. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved this 7th day of October, 2024.

\_\_\_\_\_  
Wayne Peach, Mayor

Attest:

\_\_\_\_\_  
Sally Hinrichsen, City Clerk/Treasurer

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There being no further business to come before the meeting, it was upon motion and vote adjourned.

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Wayne Peach, Mayor

Attest:

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Sally Hinrichsen, City Clerk/Treasurer

STATE OF IOWA  
COUNTY OF JONES           SS:  
CITY OF MONTICELLO

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that the above and foregoing is a true, correct and complete copy of the minutes of a meeting of the Council of such City, held as therein shown, insofar as such minutes pertain to the N Chestnut Street Reconstruction Project, including a true, correct and complete copy of the resolution adopting final assessment schedule and confirming and levying the assessments.

WITNESS MY HAND and the seal of the City hereto affixed this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Sally Hinrichsen, City Clerk/Treasurer

(Seal)

STATE OF IOWA

SS:

COUNTY OF JONES

I, the undersigned County Treasurer of Jones County, Iowa, do hereby certify that the City Clerk of the City of Monticello, Iowa, did file in my office on the \_\_\_ day of \_\_\_\_\_, 2024, a final schedule of assessments on the City's N Chestnut Street Reconstruction Project, pursuant to the provisions of Section 384.60, Subsection 5, of the Code of Iowa, and that pursuant to said section of said Code, in due time, manner and season I will place on the tax list the amount to be assessed against each lot within the assessment district as certified by said City Clerk.

WITNESS MY HAND and the seal of said County hereto affixed this \_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
County Treasurer

(Seal)



**(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the dates indicated in the affidavit but please return all other completed pages to us as soon as they are available.)**

STATE OF IOWA  
COUNTY OF JONES           SS:  
CITY OF MONTICELLO

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that the printed notice attached to the publisher's original affidavit hereto attached, relating to the filing of the final assessment schedule covering a public improvement generally described as the N Chestnut Street Reconstruction Project, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

I do further certify that on the \_\_\_ day of \_\_\_\_\_, 200\_\_, I deposited and mailed in the United States mail, by ordinary mail a copy of the Notice of Filing of Final Assessment Schedule, properly stamped and addressed, to each property owner whose property is subject to assessment for said improvement, as shown by the records in the office of the County Auditor, said date of mailing being on or before the date of the second publication of said notice.

I do further certify that no property subject to assessment in such improvement project is owned by the State of Iowa or under the control of the State Transportation Commission of the Iowa Department of Transportation.

WITNESS MY HAND and the seal of the aforementioned City hereto affixed this \_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Sally Hinrichsen, City Clerk/Treasurer

(Seal)

**(Attach hereto publisher's original affidavit of publication of Notice of Filing of Final Assessment Schedule, together with a copy of the notice as published and as mailed.)**

SPECIAL ASSESSMENT STATEMENT  
MONTICELLO, IOWA  
N CHESTNUT STREET RECONSTRUCTION PROJECT

I, the undersigned, City Clerk of the City of Monticello, Iowa, do hereby certify that the status of the assessments levied on the 7th day of October, 2024, for the N Chestnut Street Reconstruction Project, more fully described in the resolution making said levy, adopted by the Council on said date, is as follows:

- |    |  |              |
|----|--|--------------|
| 1. | Total amount of assessments confirmed by Council (do not include deficiencies)                                   | \$ 40,838.30 |
| 2. | Total amount of assessments paid in cash (including assessments of less than \$100.00)                           | \$ _____     |
| 3. | Total amount of unpaid assessments of less than \$100.00   | \$ _____     |
| 4. | Total amount of unpaid assessments on agricultural property for which deferments have been requested             | \$ 00.00     |
| 5. | Sum of items 2 through 4   | \$ _____     |
| 6. | Total amount of unpaid assessments to be paid in future installments and not included above (item 1 less item 5) | \$ _____     |

WITNESS MY HAND and the seal of said City hereto affixed, this \_\_\_\_ day of November, 2024.

\_\_\_\_\_  
Sally Hinrichsen, City Clerk/Treasurer

(Seal)

**(NOT TO BE EXECUTED UNTIL 30 DAYS AFTER THE DATE OF THE FIRST PUBLICATION OF THE NOTICE OF FILING OF FINAL ASSESSMENT SCHEDULE.**