

RESOLUTION NO. 15-100

**A RESOLUTION IMPOSING IMPROVEMENT FEES IN THE
THOUSAND OAKS IV HOUSING IMPROVEMENT AREA AND
PROVIDING FOR THE COLLECTION OF THE FEES**

WHEREAS, pursuant to Minnesota Statutes Section 428A.13, the Coon Rapids City Council on established by ordinance the Housing Improvement Area; and

WHEREAS, pursuant to proper notice duly given as required by Minn. Stat. ' 428A.14, the City Council has met and heard and passed upon all objections to the proposed improvement fees in the Thousand Oaks IV Housing Improvement Area, n/k/a Thousand Oaks Housing Improvement Area for improvements made to the residential buildings within the Area and the proposed collection of those fees at the same time and in the same manner as ad valorem taxes; and

WHEREAS, pursuant to Minnesota Statutes Section 428A.18, the effective date of this resolution must be at least 45 days after it is adopted unless 55% of the unit owners have committed in writing not to object to the fee; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the housing improvement expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, the above stated amount will be the maximum to be assessed. Should the project come in at a lesser amount, the refund will be applied to the outstanding assessment. In the event that the assessment has been paid in its entirety, the refund will be mailed to the owner of property tax record unless the City had been notified upon payment who will be responsible for the refund, should there be one.

WHEREAS, this declaration is made pursuant to Section 1.102-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota:

1. Such imposed improvement fees, a copy of which is attached hereto as Exhibit A and made a part hereof, shall constitute the fees imposed against the lands named herein to be collected at the same time and in the same manner as provided for the payment and collection of ad valorem taxes under authority of Minn. Stat. ' ' 428A.05, 428A.14, and 428A.15, and each tract of land herein included is hereby found to be benefitted by the proposed improvement in the amount of the assessed fee levied against it.

2. Such improvement fees shall be payable in equal annual installments extending over a period of fifteen years from the first Monday in January, and shall bear interest at the rate of 3.33% per annum from the date of adoption of this resolution. The total amount of the fifteen

year assessed fees is \$188,185.00.

3. The owner of any property so assessed may, at any time prior to the certification of the assessed improvement fees to the Director of the Anoka County Records and Taxation Division but no later than November 14, 2015, pay the whole of the assessed fees on such property, with interest accrued to the date of payment to the City Treasurer, except that no interest shall be charged if the entire assessed fee is paid within 30 days from the adoption of this resolution; and the owner may, at any time thereafter, pay to the City Treasurer the entire amount of the assessed fees remaining unpaid. Such payment must be made no later than November 14th or interest will be charged through December 31st of the next succeeding year.

4. The City Clerk shall forthwith transmit a certified duplicate of this assessed improvement fee to the County Property Records and Taxation Division to be extended on the property tax list of the County, and such assessed fees shall be paid over in the same manner as other municipal taxes.

Adopted by the Coon Rapids City Council this 5th day of August, 2015.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk

CITY OF COON RAPIDS

HOME IMPROVEMENT ASSESSMENT WORKSHEET

PROJECT #

NAME: Thousand Oaks Housing Improvement

INTEREST RATE 3.33

OTHER CODE active
PROJECT CODE 0

\$188,185.00

| PIN NUMBER | PARCEL | FEET/ UNIT | RATE CODE | LATERAL AMOUNT | TRUNK SEWER | | | SUB TRUNK | | | SERVICE & TYPE | RATE CODE | SERVICE AMOUNT | ORIGINAL AMOUNT |
|-------------|--------|---------------|--------------|-------------------|-------------|--------------|-----------------|-----------|--------------|---------------------|-------------------|--------------|-------------------|--------------------|
| | | | | | UNIT | RATE CODE | TRUNK AMOUNT | ACRES | RATE CODE | SUB TRUNK AMOUNT | | | | |
| 11-31-24-12 | 83 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 84 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 85 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 86 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 87 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 88 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 89 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 90 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 91 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 92 | | | | | | | | | | | | | \$8,182.00 |
| 12-31-24-12 | 93 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 94 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 95 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 96 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 97 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 98 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 99 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 100 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 101 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 102 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 103 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 104 | | | | | | | | | | | | | \$8,182.00 |
| 11-31-24-12 | 105 | | | | | | | | | | | | | \$8,182.00 |