

Councilmember Truesdell introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-56  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION PROVIDING FOR THE DEFERMENT OF SPECIAL ASSESSMENTS**

WHEREAS, the Champlin City Council is the official government body of the City of Champlin, and

WHEREAS, by Minnesota Statute 435.193 through 435.195, the City is authorized to defer the payment of special assessments, against a homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability on January 1 of the payment year, for whom it would be a hardship to make the payments, and

WHEREAS, the City Council deems it desirable and in the best interests of the City of Champlin and its citizens to implement such authority and power by establishing standards, guidelines, and procedures for the granting and processing of such deferments; and

NOW, THEREFORE BE IT RESOLVED, that the following standards, guidelines, and procedures are hereby established and adopted:

**ELIGIBILITY STANDARDS**

The applicant must be 65 years of age or older or retired by virtue of a permanent and total disability, and

The applicant must be the owner of the property, and

The property for which deferment is requested must be classified and taxed as homestead property by the date the application for deferment is made, and

The annual principal and interest due on a special assessment is in excess of three (3) percent of the total household income as defined by Minnesota Statute 290A

### INTEREST RATE

Any special assessment deferred pursuant to this resolution and the City of Champlin's Assessment Policy shall bear interest at the rate applicable at the time the assessment was originally levied.

### TERMINATION

Special Assessment payments deferred pursuant to the eligibility requirements set forth in this resolution shall become payable effective upon the occurrence of one of the following:

- The death of the owner when there is no spouse who is eligible for deferment.
- The sale, transfer or subdivision of all or any part of the property.
- Loss of homestead status on the property.
- Determination by the Council for any reason that immediate or partial payment would impose no hardship.
- Term has come due

### PROCEDURES

The applicant must apply for the deferment not later than November 1 after the assessment is adopted by the City Council, and

All applications for deferment shall be made on forms prepared and supplied by Hennepin County and the City of Champlin, and

A statement explaining deferments shall be included in all mailed notices of public hearing with respect to special assessments, and

The City shall transmit all deferments granted pursuant to this resolution to the Hennepin County Auditor for recording with the Office of the County Recorder, Hennepin County, Minnesota, so as to give notice of such deferment to all future owners and encumbrances of the property for which a deferment has been granted.

BE IT FURTHER RESOLVED, that failure of the City to give notice pursuant to this resolution or the granting or denial of any deferment shall not invalidate any special assessment otherwise made and levied by the City of Champlin pursuant to the applicable statutory requirements.

The motion for the adoption of the resolution was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 27th day of October 2025.

*Ryan Sabas*

---

Ryan Sabas, Mayor

ATTEST:

*Julie Tembreull*

---

Julie Tembreull, Exec. Asst./City Clerk