



AGENDA SECTION	CONSENT
MEETING DATE	NOVEMBER 9, 2020

## CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	ADOPT RESOLUTION 2020-91 ACCEPTING THE FEASIBILITY REPORT FOR ZONE 3B STREET SEAL COAT AND ORDERING THE PUBLIC IMPROVEMENT HEARING, CITY PROJECT NO. 2101		
DEPARTMENT: Public Works		CITY MANAGER'S APPROVAL:	
BY/DATE: Kevin Hansen / November 4, 2020		BY/DATE:  11/6/20	
CITY STRATEGY: #7: Strong Infrastructure/Public Services			
Additional Strategy? N/A			
SHORT TERM GOAL (IF APPLICABLE): #6 Build On and Expand Collaboration with the School District and Other Public Entities			
Additional Goal?		N/A	

**BACKGROUND:** Zone 3 was divided into two areas to provide CenterPoint Energy time to complete gas service replacements in the northeast quadrant of the city. Staff has developed preliminary plans and prepared a Feasibility Report for Zone 3B of the Annual Seal Coat Program. The seal coat area is located from Central Avenue to Johnson Street, north of 49<sup>th</sup> Avenue, except 51<sup>st</sup> Court. In accordance with the Street Rehabilitation Policy, Zone 3 streets that were most recently rehabilitated are being seal coated at the City's cost (City pays for first seal coat). The map included with the Feasibility Report displays the streets proposed for seal coat and the funding source.

The seal coat program helps preserve and maintain existing bituminous streets in good driving condition. Particular issues are summarized below:

### 1. Assessment Methodology

Zone 3 does not have the same block style configuration that is prevalent in other areas of the City. In accordance with past practice, assessments for Zone 3 are based on a street rate, not street and avenue rates. The Seal Coat project will be 100% assessed on a street **parcel** basis. This assumes that all parcels benefit equally for the strategy in front of their property. The estimated unit cost assessment is **\$395.00**.

### 2. Financing

The estimated construction cost is \$99,100. 100% of the seal coat construction cost is assessed to property owners, or City funded for the first rehab cycle following rehabilitation.

### 3. Past Assessments

In Zone 3, there are no other current assessments.

### 4. Meeting dates

Staff is recommending the public improvement hearing be scheduled at 6:00 pm on December 7, 2020.

The bidding process will be administered by the City of Coon Rapids as part of a multi-city JPA for various street maintenance activities.

**RECOMMENDED MOTION(S):** Move to waive the reading of Resolution 2020-91, there being ample copies available to the public.

Move to adopt Resolution 2020-91, being a resolution accepting the Feasibility Report for 2021 Street Rehabilitation Improvements - Zone 3B Street Seal Coat, City Project No. 2101, and ordering the Public Improvement Hearing beginning at 6:00 p.m. on December 7, 2020.

**ATTACHMENTS:**      Resolution 2020-91  
                                 Feasibility Report  
                                 Map

## RESOLUTION NO. 2020-91

A resolution of the City Council for the City of Columbia Heights, Minnesota,

WHEREAS, the City Council has adopted a Seal Coat Program, and

WHEREAS, pursuant to Resolution No. 2020-69, a report has been prepared by the City Engineer with reference to the program, and the following street(s):

- Local streets in Zone 3B that have not been rehabilitated under Phase 2 or Phase 3 of the street program, and

WHEREAS, the report provides information regarding whether the proposed project is feasible, necessary and cost-effective, and

Said report is hereby received by the City Council of Columbia Heights on November 9, 2020.

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

### FINDINGS OF FACT

1. The Council will consider the improvement of such streets in accordance with the report and the assessment of abutting or benefited property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$108,975.
2. A public hearing shall be held on such proposed improvement on the 7<sup>th</sup> day of December, 2020, in the City Council Chambers at 590 40<sup>th</sup> Avenue N.E. at 6:00 P.M. and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

### ORDER OF COUNCIL

Passed this 9<sup>th</sup> day of November, 2020

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Donna K. Schmitt, Mayor

Attest:

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary



# *City of Columbia Heights*

---

## **FEASIBILITY REPORT**

## **FOR**

## **2021 STREET REHABILITATION IMPROVEMENTS:**

## **ZONE 3B STREET SEAL COAT**

## **CITY PROJECT 2101**

**OCTOBER, 2020**

---

**ENGINEERING DEPARTMENT**

*637 38th Avenue NE, Columbia Heights, MN 55421*

*763-706-3700 ❖ [publicworks@columbiaheightsmn.gov](mailto:publicworks@columbiaheightsmn.gov)*

**BITUMINOUS SEAL COAT IMPROVEMENTS  
ZONE 3B  
COLUMBIA HEIGHTS, MINNESOTA**

**PROJECT NUMBER 2101**

**LOCATION:** ZONE 3B – AREA BOUNDED BY  
CENTRAL AVENUE TO JOHNSON STREET  
49<sup>TH</sup> AVENUE TO NORTH CORPORATE LIMIT

Zone 3 was divided into two areas to provide CenterPoint Energy time to complete the gas service replacements in the NE quadrant of the City. The following local bituminous streets are included in Zone 3B Seal Coat project:

Lincoln Terrace	Tyler Street to Pierce Terrace
50 <sup>th</sup> Avenue	Central Avenue to Fillmore Street
Buchanan Place	Fillmore Street to Pierce Terrace
Buchanan Street	Pierce Terrace to North corporate limit
Pierce Terrace	Polk Place to Matterhorn Drive
Polk Place	50 <sup>th</sup> Avenue to Pierce Terrace
Polk Circle	Polk Place to Cul-de-sac
Mulcare Drive	Pierce Terrace to Polk Place
Fillmore Street	49 <sup>th</sup> Avenue to Pierce Terrace
Molan Terrace	Lincoln Terrace to Cul-de-sac
Johnson Street	Innsbruck Parkway to Lincoln Terrace

This feasibility study includes an analysis of proposed bituminous street patching and repair, and seal coat.

**IMPROVEMENTS:** Repair of Concrete Curb and Gutter, Crack Sealing, Patching and Seal Coat of Street Surface.

**INITIATION:** City Council, as part of an ongoing bituminous street preservation strategy.

**OWNERS  
BENEFITTING:** The location of each street is described below and shown on the attached map.  
The total number of assessed parcels is 254.

<b>OWNERS</b>	1.	Lincoln Terrace	Tyler Street to Pierce Terrace	(58)
<b>ABUTTING</b>	2.	50 <sup>th</sup> Avenue	Central Avenue to Fillmore Street	(25)
<b>OR IMPACTED:</b>	3.	Buchanan Place	Fillmore Street to Pierce Terrace	(24)

4.	Buchanan Street	Pierce Terrace to North corporate limit	( 2)
5.	Pierce Terrace	Polk Place to Matterhorn Drive	(49)
6.	Polk Place	50 <sup>th</sup> Avenue to Pierce Terrace	(34)
7.	Polk Circle	Polk Place to Cul-de-sac	( 3)
8.	Mulcare Drive	Pierce Terrace to Polk Place	(15)
9.	Fillmore Street	49 <sup>th</sup> Avenue to Pierce Terrace	(17)
10.	Molan Terrace	Lincoln Terrace to Cul-de-sac	( 6)
11.	Johnson Street	Innsbruck Parkway to Lincoln Terrace	(21)

**ISSUES:** The City Council identified the need to preserve and maintain the existing bituminous streets and extend the life of the pavement in good driving condition.

**FEASIBILITY:** The improvement as proposed is necessary, cost-effective, and technically feasible. The project is recommended as proposed in the study. The improvements, once completed, will be a benefit to the properties served.

**SCHEDULE:** Construction is scheduled to begin in the spring of 2021 with substantial completion occurring in late summer. The seal coat contract is administered by the City of Coon Rapids under a joint powers agreement with several north-metro cities.

Council accepts Feasibility Report and orders Public Improvement Hearing	Nov 9, 2020
Public Improvement Hearing and Council orders Public Improvement Project	Dec 7, 2020
Bid Opening for Seal Coating (City of Coon Rapids)	March, 2021
Columbia Heights' City Council Concurs with Bids	April, 2021
Coon Rapids' City Council Awards Contract	April, 2021
Begin Construction – Bituminous Repairs (Force Account)	May, 2021
Begin Construction – Seal Coat (Project-wide)	July/Aug, 2021
Construction Completed (Project-wide)	Aug 31, 2021

**FINANCING:** The estimated cost for Seal Coating is \$99,100.00 (construction cost only).

**ASSESSMENT:** Zone 3 does not have the same block style configuration that is prevalent in other areas of the City. In accordance with past practice, assessments for Zone 3 are based on a street rate, not street and avenue rates. The Seal Coating project for those street listed above will be 100% assessed on a Street **parcel** basis. This assumes that all parcels benefit equally for the strategy in front of their property. The estimated unit cost assessment is **\$395.00**.

#### DESCRIPTION OF WORK INVOLVED:

- Public Works Staff – provides bituminous street repairs and patching throughout the Seal Coat project zone. Includes cutting and removal of deficient segments of street section, milling of larger areas of deficient bituminous areas, and patching or paving with new bituminous.
- Concrete curb and gutter repairs – provide repairs to short segments of curb and gutter due to damage or joint separation which impedes gutter flow.
- Crack sealing – rout and seal cracks on select streets.
- Application of Seal Coat (emulsion and cover aggregate) – Application of emulsion by computer controlled mechanical sprayers immediately followed by spreading FA-2 or FA-2 modified granite or trap rock as a cover aggregate. The road surface is finished by rolling with a tire-based roller for proper aggregate penetration and distribution.

**2021 IMPROVEMENT PROGRAM  
COLUMBIA HEIGHTS, MINNESOTA**

**ESTIMATED ASSESSMENTS – PROJECT NUMBER 2101**

**ZONE 3B STREET SEAL COAT PROGRAM  
(Section 25, T30N, R24W)**

**Seal Coating:**

Estimated Cost	\$99,100
Estimated Cost per Parcel Street:	\$ 395.00



TH 65

CENTRAL AVE. NE

51ST

COURT

POLK CIR

POLK

PLACE

MULGARE

PIERCE

50TH

LINCOLN

49TH

GRANDVIEW CT

DVIEW WAY

BOREALIS LN

KHYBER LN

TERRACE

BUCHANAN

FILLMORE

ST

MOLAN TERR

BUCHANAN

MATTERHORN DR

INNS C.R. N.

PKWY

INNS

CSAH 4

CSAH 4



City of  
Columbia Heights

## PROPOSED 2021 SEAL COAT STREETS

### LEGEND

- SEAL COAT  
(Assessed)
- - - SEAL COAT  
(City Share)



CITY OF COLUMBIA HEIGHTS  
GIS / ENGINEERING DEPARTMENT  
Map Date: August 2020  
Map Author: K Young