

CITY OF COLUMBIA HEIGHTS, MINNESOTA

RESOLUTION NO. 2026-033

ADOPTING A CAPITAL IMPROVEMENT PLAN AND PROVIDING PRELIMINARY APPROVAL FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS THEREUNDER

BE IT RESOLVED By the City Council of the City of Columbia Heights, Minnesota (the “City”), as follows:

Section 1. Background.

1.01. Pursuant to Minnesota Statutes, Section 475.521, as amended (the “Act”), cities are authorized to adopt a capital improvement plan and carry out programs for the financing of capital improvements.

1.02. The City has caused to be prepared a five (5) year capital improvement plan for the years 2026 through 2030 (the “Capital Improvement Plan”).

1.03. On the date hereof, the City Council held a public hearing, after publication in the City’s official newspaper of a notice of public hearing at least ten (10) days but no more than twenty-eight (28) days before the date of the hearing, on the Capital Improvement Plan and the issuance of one or more series of general obligation bonds thereunder (the “CIP Bonds”) in a maximum principal amount of \$31,515,000, plus any premium received, to finance various capital improvements, including but not limited to the construction of a public works building to replace the City’s Municipal Service Center (the “Capital Improvements”).

1.04. In considering the Capital Improvement Plan, the City Council has considered for each project and for the overall Capital Improvement Plan:

1. the condition of the City’s existing infrastructure, including the projected need for repair and replacement;
2. the likely demand for the improvement;
3. the estimated cost of the improvement;
4. the available public resources;
5. the level of overlapping debt in the City;
6. the relative benefits and costs of alternative uses of the funds;
7. operating costs of the proposed improvements; and
8. alternatives for providing services more efficiently through shared facilities with other local government units.

Section 2. Capital Improvement Plan.

2.01. Pursuant to the Act, the Capital Improvement Plan is hereby approved by an affirmative vote of the required number of members of the City Council, a five-member governing body. The City Council finds that the Plan will provide for certain capital improvements which serve the interests of the City as a whole.

2.02. Pursuant to Minnesota Statutes, Section 462.356, subdivision 2, the City Council, by at least a two-thirds vote of all of its members, finds that the Capital Improvement Plan and the improvements to be financed with the CIP Bonds do not impact and do not have a relationship to the City’s comprehensive plan; the Capital Improvement Plan and improvements are consistent with the City’s comprehensive plan; therefore, the City Council dispenses with the requirements of Minnesota Statutes, Section 462.356, subdivision 2 relating to planning commission review of the Capital Improvement Plan and the improvements.

2.03. City staff are hereby authorized to do all other things and take all other actions as may be necessary or appropriate to carry out the Capital Improvement Plan in accordance with any applicable laws and regulations.

2.04. The City gives preliminary approval to the issuance of the CIP Bonds in the maximum principal amount of \$31,515,000, plus any premium received; provided that if a petition requesting a vote on issuance of the CIP Bonds, signed by voters equal to five percent (5%) of the votes cast in the last municipal general election, is filed with City Clerk within thirty (30) days of the date hereof, the City may issue the CIP Bonds only after obtaining approval of a majority of voters voting on the question at an election.

Section 3. Miscellaneous.

3.01. City staff are hereby authorized to do all other things and take all other actions as may be necessary or appropriate to carry out the intent of this resolution in accordance with the Act.

3.02. The Mayor and City Manager are authorized and directed to execute and deliver any agreements, certificates or other documents that the City determines are necessary to implement this resolution.

3.03. This resolution shall be in full force and effect following its approval.

Approved this 26th day of May, 2026, by the City Council of the City of Columbia Heights, Minnesota.

Offered by:
Seconded by:
Roll Call:

Amáda Márquez Simula, Mayor

ATTEST:

Sara Ion, City Clerk