



CITY COUNCIL MEETING
City Hall—Council Chambers, 3989 Central Ave NE
Monday, July 13, 2026
6:00 PM

Mayor
Amada Márquez Simula
Councilmembers
Connie Buesgens
Rachel James
Justice Spriggs
Laurel Deneen
City Manager
Aaron Chirpich

MINUTES

The following are the minutes for the Meeting of the City Council held at 6:00 pm on Monday, July 13, 2026, in the City Council Chambers, City Hall, 3989 Central Avenue NE, Columbia Heights, Minnesota.

WELCOME/CALL TO ORDER/ROLL CALL

Mayor Márquez Simula called the meeting to order at 6:00 pm.

Present: Mayor Márquez Simula; Councilmember Buesgens; Councilmember Deneen; Councilmember Spriggs

Absent: Councilmember James

Also Present: Aaron Chirpich, City Manager; Mitchell Forney, Community Development Director; Sara Ion, City Clerk; Travis Lutz, Assistant City Attorney; Rochelle Widmer, City Engineer; Paige Debner, City resident; Susan Debner, City resident; Derek Lind, ACEIT; Angela Montero, City resident

MISSION STATEMENT

Columbia Heights is a vibrant, healthy, and connected City. We are here to actively support the community, deliver equitable services, build and strengthen connections, improve upon our past, and uphold our successes. We strive to be better and ensure Columbia Heights is a great place for everyone, today and in the future.

A. Columbia Heights City Council and Staff Norms.

While we are accountable to each other for these norms, the Mayor and City Manager will help us adhere to them with respectful reminders and reinforcement as needed.

PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

APPROVAL OF AGENDA

Mayor Márquez Simula noted an adjustment to the Agenda to include Courtney Morton as agenda item C under "Proclamations, Presentations, Recognition, Announcements, Guests".

Motion by Councilmember Deneen, seconded by Councilmember Spriggs, to approve the Agenda as amended. All Ayes, Motion Carried 4-0.

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

A. Disability Independence Day

Accepting Proclamation: Paige Debner and Pastor Susan Debner

Mayor Márquez Simula proclaimed July 26, 2026, as Disability Independence Day, and Councilmember Deneen read the City's proclamation.

City resident Pastor Susan Debner thanked those who promote and keep Disability Day and ADA practices in place.

B. Monarch Festival

Accepting Proclamation: Angela Montero

Mayor Márquez Simula proclaimed July 23, 2026, as Monarch Butterfly Day and read the City's proclamation.

City resident Angela Montero accepted the Proclamation. World Wildlife scientists have seen a 64% increase in the population in Mexico due to conservation efforts. She invited the community to the Monarch Festival on July 23rd. Mayor Márquez Simula added that the Monarch Festival is from 4:00 pm until 7:00 pm and will be at Kordiak Park.

C. Courtney Morton

CoHi Creatives Collection, Collecting Stories re Metro Surge

City resident Courtney Morton noted she is a part of the CoHi Creatives Collection. She explained that they are working on a multimedia anthology project for Columbia Heights and Hilltop that will tell the stories of what the community experienced during Metro Surge. The stories will aim to tell the larger story of how the community met the challenges of what people were facing by having residents tell stories of their experiences. The stories of survival hold wisdom, courage, warnings, and lessons that the world will benefit from hearing. The stories have opportunities to heal and affirm courage. The community's voices are the most powerful tool to resist and disarm oppressors. The City's organization and resistance were so effective that they made global headlines.

Ms. Morton noted that they are collaborating with the Governor's Truth Council Commission. Those who decide to share their stories will be legally protected from unlawful seizure and retribution. The stories will be safely and securely stored with the advocacy for the Human Rights Campaign, which works to bring awareness and attempts to stop the continuation of human suffering. CoHi Collective wants to hear from the community who were affected by Operation Metro Surge. She added that they want to hear from immigrants, constitutional observers, mutual aid volunteers, clergy, business owners, Councilmembers, City staff, public service people, and residents who agree with ICE efforts. The CoHi Collective will take the stories and expand them to include submissions of videos, photos, written essays, journals, poetry, protest art, and anything that is relevant to document the moment in history. Submissions can be anonymous. Every person who is involved has been vetted and proven to be a safe and compassionate person

who is committed to keeping people safe. She provided the Council with flyers that include information and QR codes to submit stories.

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

Councilmember Buesgens noted she attended the Wargo time capsule, the Jamboree parade and bingo, the MWMO Executive meeting, and the Central Avenue beautification meeting.

Councilmember Deneen explained that she attended the Jamboree parade and carnival, the Fire Department pancake breakfast, the Library Board meeting, the Planning Commission meeting, the Council work session meeting, the EDA meeting, and some community building events for campaigns.

Councilmember Spriggs stated he attended the EDA meeting, the Council work session meeting, and Congresswoman Omar's town hall meeting. He explained that he has been in contact with City staff and the County regarding the Flock proposal that recently passed through the Sheriff's Department. He noted that the Multicultural Advisory Committee meeting will be next week on July 21st at 6:30 pm. Mayor Márquez Simula asked where the meeting would be held. Councilmember Spriggs replied that it is typically in the basement of the Public Safety building.

Mayor Márquez Simula requested that City Manager Chirpich provide his report before she shares her report.

Report of the City Manager

City Manager Chirpich confirmed that the Multicultural Advisory Committee meeting would be in the training room in the basement of the Public Safety building. The City is accepting applications for the City's Economic Development Authority. There is one open position on the board. The appointment would fill a vacancy and serve the remaining term of about three years. The deadline to apply is July 15th, and applications can be found on the City's website. There is an opportunity to provide feedback to the City's 2050 Comprehensive Plan effort and the Parks Master Plan through the City's website.

City Manager Chirpich highlighted the events happening in July. Music in the Park is scheduled for July 15th from 6:30 to 8:00 pm at Huset Park East. Soccer and Cops will take place on July 16th from 5:30 to 8:30 pm at Huset Park East. Next week, the Police Department is hosting an annual Eat and Greet event at Prestemon Park on July 22nd from 5:00 to 7:00 pm. The Monarch Festival will take place on Thursday, July 23rd, from 4:00 to 7:00 pm at Kordiak Park. National Night Out is scheduled for August 4th, and the Columbia Heights Police Department is asking block parties to register by Monday, July 27th. More information can be found on the City's website. This Tuesday, there is a Sullivan Lake Park playground design open house at Murzyn Hall from 5:30 to 6:30 pm. There is an online survey available on the City's website for anyone who cannot attend in person.

Report of the City Council (continued)

Mayor Márquez Simula stated she attended the EDA meeting, the Council work session meeting, the Operation Pollinator meeting, a red kite training with Metro Transit, the Congresswoman Omar town hall, a meeting with the City Manager, the Regional Councils of Mayors meeting, the time capsule opening event, the Jamboree parade, and the Fire Department pancake breakfast. She encouraged the community to provide feedback on the Parks Master Plan. The Sullivan Park playground is planned to go in this year and will be an accessible playground.

COMMUNITY FORUM

Derek Link, Anoka County Elections Integrity Team (ACEIT), suggested the City go back to using paper poll pads instead of electronic ones. He stated that the city of Oak Grove recently passed a resolution to do this and believes that cities should have this choice.

CONSENT AGENDA

Motion by Councilmember Buesgens, seconded by Councilmember Spriggs, to approve the Consent Agenda as presented. All Ayes, Motion Carried 4-0.

1. **Approve June 22, 2026, City Council Meeting Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to approve the June 22, 2026, City Council meeting minutes.
2. **Accept April 7, 2026, Planning Commission Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the April 7, 2026, Planning Commission meeting minutes.
3. **Accept June 1, 2026, Economic Development Authority Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the June 1, 2026, Economic Development Authority meeting minutes.
4. **Accept June 3, 2026, Library Board Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the June 3, 2026, Library Board meeting minutes.
5. **Adopt Resolution 2026-46: Transfer Certain Funding To Government Buildings Fund 411.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to waive the reading of Resolution 2026-46, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-46, being a resolution transferring certain funding to the Government Buildings Fund 411.
6. **Approve Resolution 2026-47, Designating Election Judges and Election Judge Salaries for August 11, 2026, State Primary Election.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to waive the reading of Resolution 2026-47, there being ample copies available to the public.

MOTION: Motion to approve Resolution 2026-47, designating elections judges and setting election judge salaries for the 2026 State of Minnesota Primary.

7. Approval of Workstation Expansion and Related Proposals.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the proposals from Fluid in the amount of \$26,688.52, Collins Electrical and Technology in the amount of \$3,280, and Continua in the amount of \$1,982.54 for the installation of two additional workstations, associated furniture, and electrical and data infrastructure for the Community Development Department and to authorize the City Manager to execute all agreements necessary to complete the project.

8. License Agenda.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the items as listed on the business license agenda for July 13, 2026, as presented.

9. Rental Occupancy Licenses for Approval

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the items listed for rental housing license applications for July 13, 2026, in that they have met the requirements of the Property Maintenance Code.

10. Review of Bills.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$2,162,057.69.

ITEMS FOR CONSIDERATION

Ordinances and Resolutions

11. Consideration of Resolution 2026-042, a Conditional Use Permit for a Car Wash at 47th and Central Ave

Presenting Item: Ursula Brandt, City Planner

Planner Brandt stated in 2003, the subject property, along with parcels to the north and east were rezoned to Mixed Use District, with the purpose of promoting development and redevelopment by allowing the mix of at least two different uses and providing flexibility on bulk requirements. The site was previously occupied by a Kmart shopping Center. Also in 2003, the first site plan was reviewed and approved for a residential portion of the district, resulting in the development of Grand Central Commons, which consists of Grand Central Flats, Lofts, and Townhomes. In 2008, the Planning Commission reviewed and approved a commercial development consisting of office and commercial space, along with a parking ramp. In 2018, a Hy-Vee convenience store/gas station was proposed and approved for the site. However, none of the approved site plans for the commercial portion of the mixed-use district have been developed.

Planner Brandt noted that the applicant met with the City in May of 2026 to review the requirements to locate a Car Wash on the subject property at the corner of 47th Avenue and Central Ave. Staff relayed the requirements, including the Public Hearing and the Sound Study, to the applicant, who submitted their proposal for the Crew Car Wash in June of 2026.

Planner Brandt stated a car wash is a permitted, with a conditional use permit, commercial use in the Zoning Ordinance and is subject to Specific Development Standards 9.107(10) for a car wash. The proposed site plan, as conditioned, shall meet the following specific development standards:

- a. Water from the Car Wash shall not drain across any sidewalk or into any public right-of-way;
- b. Vacuum facilities shall be located in an enclosed structure or located at least 50 feet from any residential property line to avoid noise impacts.
- c. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within 100 feet of the use shall be inspected regularly for the purpose of removing litter found thereon.
- d. A sound study is required to determine the overall impact upon the surrounding properties and ensure compliance with performance standards and MPCA sound requirements.
- e. All new car washes must be located on a minimum of one acre of land.

Planner Brandt mentioned that the proposed site plan shows 12 parking spaces and seven (7) stacking spaces in four (4) lanes for a total queue length of twenty-eight (28) total vehicles at the entrance. The proposed plans show all drainage will be handled on site, but it will be conditioned that there shall be no drainage across any sidewalk or into any public right-of-way. The vacuum facilities are located at a distance significantly above the required 50 ft away from residential property. As a sound study was submitted and specifies multiple mitigation techniques that will be used to meet the MPCA sound requirements at all sound points (see Performance Standards). The lot is 1.2305 acres, which is above the required 1 acre.

Planner Brandt noted that the street frontage and lot acreage require 13 trees. The application is proposing 13 trees and having one tree every 50 feet of the street frontage, and four trees per acre of lot coverage. The applicant is proposing native planting and pollinator landscaping.

Planner Brandt explained that the proposed site is considered part of the Highway District in the City Design Guidelines and is subject to the standards and requirements of that design district. The proposed site plan demonstrates compliance with the design objectives of the Highway District; the building is set back from the street behind a parking lot. The architectural renderings and site plan, as conditioned, show compliance with building configuration, façade and roof treatments, building equipment, drive-through facilities, landscaping, and parking meet the design guidelines. It is conditioned that all windows and

doors must also meet the design guidelines to ensure that only 50% of the windows are opaque. Any proposed signage will be subject to the design standards as a condition of approval.

Planner Brandt noted that the applicant has provided a lighting plan, including light fixture specifics and a photometric study. The proposed plan and fixtures satisfy the requirements of 9.106 General Development Standards (K) by keeping the footcandles at or below 0.5 at the residential property lines and 3 for the Central Ave property line, as well as proposing fixtures that are downcast.

Planner Brandt stated the applicant has provided a Sound Study that analyzed the sound impact that the car wash and vacuum operations will have on the adjacent residential properties and provided mitigations they will use to decrease the sound impact to meet MPCA standards. The applicant is proposing the following mitigation strategies for the vacuums; reduction in the number of vacuums from 10 to 8, placement of the vacuums at the northern extent of the proposed parking lot, vacuum suction will be generated at a single location within the carwash tunnel, vacuum nozzles will be used that have a lower operational noise levels, and an 8 ft by 20 ft brick noise wall will be installed adjacent to the southernmost vacuum unit. The applicant is also proposing the following mitigation strategies to the design of the tunnel: blower units are to be placed inside the tunnel to allow for a 30 ft sound-deadening room adjacent to the tunnel exit, (2) 8 ft tall, 10 ft wide roller doors at each end of the tunnel that will be closed whenever the blower units are active. With the use of the mitigation strategies, the Car Wash will meet the MPCA noise standards.

Planner Brandt highlighted the conditions for approval and pointed out that vacuum usage is limited to specific hours and that the car wash must use all mitigation techniques listed in the sound study. There is a condition that water from the car wash will not drain across any sidewalk or into the public right-of-way. Exterior lighting shall be downcast and not adversely impact the neighboring properties.

Planner Brandt reviewed the Conditional Use Permit conditions:

1. The Conditional Use Permit shall be subject to and comply with all conditions contained within the currently approved site plan and any future site plan approvals or amendments approved by the City.
2. The applicant shall submit a building permit application for review and approval prior to construction.
3. Post-construction sound testing is required to demonstrate compliance with the recommendations made in the Sound Study and ensure that the wall meets the MPCA standards for noise.
4. All other applicable local, state, and federal requirements shall be met at all times.
5. Construction must start within one year, or the Conditional Use Permit will be considered null.

Planner Brandt noted that two members of the public provided comments at the public hearing with the Planning Commission on July 7th and had concerns regarding lighting, the maintenance of the site, and water drainage. The Planning Commission recommended approval to the Council. Staff is recommending approval for the Conditional Use Permit.

Councilmember Buesgens asked where the vacuums were located on the site. Planner Brandt replied that the vacuums were located on the west side of the building. Councilmember Buesgens expressed concerns regarding the sound from the doors opening and closing and inquired about the sound wall.

Councilmember Buesgens asked if the sound issues were not resolved after the building was constructed. Community Development Director Forney replied that if the applicant does not build the site to the approved site plan, then the CUP would face revocation. The sound wall is designed as a blockage and is made of complete brick.

Councilmember Buesgens noted that 7:00 am is too early for the vacuums to be used and asked if it could be changed to 9:00 am. Community Development Director Forney replied that there would need to be a different reason to back up the proposed time change than people waking up later. He explained that there are various businesses in the City that create noise at 7:00 am, and the site would be meeting the MPCA standards.

Councilmember Deneen expressed her appreciation that the applicant was exceeding requirements for parking and queuing. She noted that the site will look aesthetically nice since it is using native plantings and has a setback. She stated she is in favor of the proposal.

Councilmember Spriggs agreed with the questions Councilmember Buesgens had. He asked staff to share more about the legal ramifications regarding a CUP and the sound requirements. City Manager Chirpich stated that a CUP is set up to allow the applicant to meet the conditions imposed by the City. If the applicant can meet the standards, there is little the City can do to deny it. The City has concerns regarding noise and has spent a lot of time working on it. He added that staff learned a lot during the process of the failed proposed car wash, and it led to revisions to the City Code.

Mayor Márquez Simula expressed appreciation for how thorough the applicant has been with their proposal. She expressed concern regarding water dripping off vehicles when they leave the tunnel. She asked if there was a way to capture the water so that it would not freeze and thaw in colder weather. Planner Brandt noted that there is a catch basin at the end of the tunnel after vehicles leave the blowers.

Councilmember Buesgens noted that the first proposal included a small mall with a Panera in it. She noted that she was hoping for something more exciting on the site. She explained that the City does not have much control because the applicant is meeting the requirements. She stated she would like to see a diversity of businesses in the City.

Motion by Councilmember Deneen, seconded by Councilmember Spriggs, to waive the readings of Resolution No. 2026-042, there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Motion by Councilmember Deneen, seconded by Councilmember Spriggs, to approve Resolution No. 2026-042, a Conditional Use Permit allowing a Car Wash at the anticipated address of 4707 Central Ave NE, Columbia Heights, MN 55421, subject to the conditions stated in the resolution.

Mayor Márquez Simula asked staff if there was additional information about the public hearing during the Planning Commission meeting. Community Development Director Forney replied that there were lighting and sound concerns, and there was a comment that the retaining wall should be made of boulders instead of brick. There is nothing in the City's design standards to require a boulder retaining wall. He highlighted garbage maintenance on the site.

City Manager Chirpich explained that it is the City's practice to have one Public Hearing, and it is typically at the Planning Commission meetings. The Council liaison can bring back what happened during the Planning Commission meeting to the council.

Councilmember Deneen highlighted the lighting standards and noted that the Council has been discussing having the City's inspector ensure that businesses along Central Avenue are meeting the correct lighting standards so there is no light pollution in the neighborhoods. She added that the Council wants to ensure that the businesses are well-maintained.

All Ayes, Motion Carried 4-0.

12. Consideration of Resolution 2026-043, for a Variance for Reduced Parking Lot Setbacks for 81 38th Ave NE.

Presenting Item: Ursula Brandt, City Planner

Planner Brandt stated the applicant owns the building at 81 38th Avenue and has run a successful business in this location for decades. In 2012, the applicant first asked for a variance to the parking setback to accommodate the addition of a parking lot to the west of the building. The original request (granted through resolution 2012-050) was to allow for a 0.5ft setback from the side property line to accommodate 18ft by 9ft parking spaces and a 24ft drive aisle. The current request is for a 0 ft setback from the side property lines to accommodate an accessible sidewalk leading to the west entrance, along with 18ft by 9ft parking spaces and a 24 ft drive aisle.

Planner Brandt explained, as noted in 2012, and is still relevant today, a vacation of the California Street right-of-way conducted in the 1990s. The result of the vacation gave an additional 30 ft of land to the subject property. Upon review of the area, it was discovered that there are some city utilities along the right-of-way, but they are buried deep enough to accommodate the construction of a parking lot.

Planner Brandt noted that the applicant is utilizing the building for office and warehousing. The City Code requires 1 parking space for every 300 square feet of office space and 1 parking space for every 3,000 square feet of warehousing. The building has 1,500 square feet of office and 4,500 square feet of warehouse, requiring 7 parking spaces. Currently, the property utilizes approximately 11 parking spaces along the south side of the building, all of which are legal non-conforming for setbacks, and none are handicap accessible. The applicant would like to accommodate more parking on the property by constructing a 5-space parking lot to the west of the building, which includes one handicap accessible parking space located in front of the main entrance to the building. City Code 9.111(C) requires parking areas to be no closer than 20 ft from the front property line and 5 ft from the side and rear property lines. City Code 9.106(L)(7) prescribes parking spaces to be a minimum of 9 ft wide and 18 ft deep when abutting a curb, and the drive aisle width to access the parking spaces can be no less than 24 ft. To accommodate the new parking lot, the applicant is seeking a variance for the following:

1. Variance to allow for a 0 ft parking lot setback on the west and north property lines and an increased amount of 0 ft setback on the east property line.

Community Development Director Forney added that staff received quite a bit of outreach before it was presented to the Planning Commission. All the comments were in favor of the project.

Motion by Councilmember Buesgens, seconded by Councilmember Deneen, to waive the reading of draft Resolution No. 2026-043, there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Motion by Councilmember Buesgens, seconded by Councilmember Deneen, to approve Resolution No. 2026-043, being a Resolution of the City Council of the City of Columbia Heights, for a Variance allowing a 0 ft parking setback for 81 38th Ave NE. All Ayes, Motion Carried 4-0.

13. Consideration of Resolution 2026-045, Granting a Rental Density Cap Exemption for 4332 Leander Ln NE.

Presenting Item: Ursula Brandt, City Planner

Planner Brandt stated that at the beginning of June 2026, City Staff received a request from the homeowner of 4332 Leander Lane for an exemption from the single-family rental density cap. The property is located on Block 202 with 2 established single-family rentals out of 16 total single-family units and an allotment of 2 single-family rentals.

Planner Brandt noted that the applicant is appealing staff's decision that the application does not fall within the outlined exemption process in City Code. The applicant has provided a narrative that is attached. The applicant's narrative does not align with the recent changes to the staff-authorized exemption process. Therefore, the staff is not recommending approval of the exemption request.

Planner Brandt explained that if Council decided to approve the exemption, Resolution 2026-045 would grant a temporary rental license exemption to the homeowner with a few additional requirements. The homeowner is required to complete the license application process within 6 months of the passage of the resolution. This puts a limit on how long they can take to bring the house into rental compliance if needed. After the one-year term of the temporary license, the persons requesting a temporary license must make an annual application to the City. The resolution stipulates that the rental exemption will be for a one-year initial term with the ability to renew for an additional year, for a total of 2 years.

Councilmember Spriggs stated he would be voting in favor of the exemption because he believed it was the City's responsibility to educate residents on what to do if they are looking to rent their property when they purchase a property. He expressed concern for the residents currently living at the property if the Council voted to deny the exemption. Mayor Márquez Simula agreed and stated she would be voting in favor of the exemption.

Councilmember Deneen stated that the Council should review the policy since so many exemptions are coming before the Council. Mayor Márquez Simula agreed.

Councilmember Buesgens expressed concern that the City made rules and that the City should follow the rules consistently until there is a change. She added that the previous exemption proposal was denied, and approving the current exemption, it could open the City to a lawsuit. She stated she would not approve the exemption because it does not meet the current requirements that are set at this time.

Mayor Márquez Simula mentioned that the City has an attorney who reviews the items to help guide the Council.

Motion by Councilmember Spriggs, seconded by Councilmember Deneen, to waive the reading of Resolution 2026-045, there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Motion by Councilmember Spriggs, seconded by Councilmember Deneen, to adopt Resolution 2026-045, being a Resolution of the City Council of the City of Columbia Heights approving the single-family rental exemption request for the rental application at 4332 Leander Lane NE. 3 Ayes, 1 Nay, Motion Carried 3-1. Ayes: Márquez Simula, Spriggs, Deneen. Nay: Buesgens.

Bid Considerations

14. Consideration of Resolution 2026-48, Being A Resolution Accepting Bids and Awarding a Contract For 2026 Street Program – Municipal State Aid (MSA) Street Mill & Overlay, City Project 2602.

Presenting Item: Rochelle Widmer, City Engineer

Engineer Widmer stated that final plans for the 2026 Municipal State Aid (MSA) Street Mill & Overlay have been completed and signed. The work includes a bituminous pavement mill

and overlay, select concrete curb and gutter replacement, ADA improvements, replacement and repair of sanitary and storm structures, and pavement striping. On May 26, 2026, the City Council authorized staff to advertise the 2026 Street Program – MSA Street Mill & Overlay project for bids. In May and June, plans and specifications were advertised for bids in the LIFE newspaper and electronically on the City website and through Quest Construction Data Network.

Engineer Widmer noted that fifteen contractors/vendors (6 prime bidders) requested a copy of the bidding documents. Five bids were received and publicly read aloud at the June 17, 2026, bid opening. The bid opening minutes are attached. The low bid was submitted by Asphalt Surface Technologies Corporation (ASTECH Corp.) of St. Cloud, Minnesota, in the amount of \$1,152,710.75. The bid is approximately 14% higher than the Engineer's Estimate. Funding will be provided by State Aid and Infrastructure funds.

Councilmember Deneen stated she is glad that the City is doing the project because the streets are in poor condition.

Motion by Councilmember Deneen, seconded by Councilmember Spriggs, to waive the reading of Resolution 2026-48, there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Motion by Councilmember Deneen, seconded by Councilmember Buesgens, to adopt Resolution 2026-48 being a Resolution of the City Council of the City of Columbia Heights accepting bids and awarding the 2026 Street Program – MSA Street Mill & Overlay, City Project 2602 to ASTECH Corp. of St. Cloud, Minnesota, based upon their low, qualified, responsible bid in the amount of \$1,152,710.75, to authorize the Mayor and City Manager to enter into a contract for the same, and to increase the original project budget commensurate with the actual bid. All Ayes, Motion Carried 4-0.

ADJOURNMENT

Motion by Councilmember Spriggs, seconded by Councilmember Buesgens, to adjourn. All Ayes, Motion Carried 4-0.

Meeting adjourned at 7:28 pm.

Respectfully Submitted,

Sara Ion, City Clerk/Council Secretary