



AGENDA SECTION	PUBLIC IMPROVEMENT HEARING
ITEM NO.	
MEETING DATE	DECEMBER 7, 2020; 6:45 PM

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	PUBLIC HEARING: IMPROVEMENTS FOR 2021 STATE AID STREET REHABILITATION, PROJECT 2005		
DEPARTMENT: Public Works	CITY MANAGER'S APPROVAL:		
BY/DATE: Kevin Hansen / December 7, 2020	BY/DATE:		

BACKGROUND:

The City Council accepted the Feasibility Report and ordered an Improvement Hearing for December 7, 2020 at their meeting of November 9, 2020.

In lieu of an informational meeting with property owners, a letter was included with the proposed assessment notices. Additional information, including the Feasibility Report, is posted on the City's website: [https://www.columbiaheightsmn.gov/departments/public\\_works/construction\\_projects.php](https://www.columbiaheightsmn.gov/departments/public_works/construction_projects.php)

ANALYSIS/CONCLUSIONS:

Distributed at the November 9, 2020 regular City Council meeting was the Feasibility Report that details the scope of work and estimated costs for 2021 Street Rehabilitation on State Aid Streets. The report details the rehabilitation strategy for Full Reconstruction, Partial Reconstruction and Mill and Overlay. The report recommendations for State Aid Streets are summarized below:

- ◆ Rehabilitation Strategies:  
Staff utilizes three methods in evaluating the condition of the street and then determining the appropriate treatment. The following is a listing of streets with the recommended treatment:

STREET MILL AND OVERLAY – Proposed for 2021

1. 44<sup>th</sup> Avenue, University Avenue to Jefferson Street

- ◆ Utilities Replacement:  
Utilities have been reviewed. Staff utilized structure inspections, in-line televising, history of water main breaks, age of water main and services, leakage testing (independent testing), and previous engineering reports in determining utility replacements. A summary of the staff recommended improvements follows:
  - Sanitary Sewer: The lines have all been cleaned and televised and the manholes have been inspected. Only minor manhole rehabilitation is recommended. Castings and rings are scheduled for replacement on most structures.
  - Storm Sewer: The lateral and trunk lines have all been cleaned and televised and the manholes/catch basins have been inspected. Only minor rehabilitation of manholes/catch basins is recommended. Castings and rings are scheduled for replacement on most structures.
  - Water Main: Inoperable or aged fire hydrants and gate valves will be replaced.

- Utility Adjustments: Roadway construction will include minor modifications to existing water main, sanitary and storm sewer utility surface structures in order to meet proposed finish grades.

◆ Financing:

Street Rehabilitation

The estimated project costs are as follows:

- |    |                               |            |
|----|-------------------------------|------------|
| 1. | Mill and overlay construction | \$213,190. |
| 2. | Utilities                     | \$ *       |

Project funding is proposed as follows:

- |   |   |            |
|---|---|------------|
| o | Assessments                                 | \$101,195. |
| o | MSAS Subsidy (45%)                          | \$ 82,795. |
| o | Infrastructure Fund (Construction)          | \$ 26,545. |
| o | Infrastructure Fund (Engineering and Admin) | \$ 2,655.  |

The traffic volume on 44<sup>th</sup> Avenue between University Avenue and Jefferson Street is 6,400 ADT. A 45% subsidy has been included with these assessment rates.

Proposed utility funding is proposed as follows:

- |   |                      |      |
|---|----------------------|------|
| o | Sanitary Sewer Fund: | \$ * |
| o | Storm Sewer Fund     | \$ * |
| o | Water Fund:          | \$ * |

\* Costs and associated funding for utility work will be determined during the final design.

◆ Active Past Assessments:

The following properties had assessments for construction in 2011.

The assessments had a term of 10 years, beginning in 2012.

- For one-half block south of 44<sup>th</sup> Avenue, owners on 4<sup>th</sup> Street had an assessment for mill and overlay on 4<sup>th</sup> Street.  
The assessments had a term of 15 years, beginning in 2012.
- For one-half block south of 44<sup>th</sup> Avenue, owners on 6<sup>th</sup> Street had an assessment for full street reconstruction on 6<sup>th</sup> Street.

The following properties had assessments for construction in 2016.

The assessments had a term of 10 years, beginning in 2017.

- For one-half block south of 44<sup>th</sup> Avenue, owners on Jefferson Street had an assessment for mill and overlay on Jefferson Street.

Resident Comments:

Comments from property owners concerning the proposed construction and assessments have been provided to the Mayor and City Council in a separate memo.

Residential Assessment Rates:

The proposed street assessments for residential properties are shown below:



RESOLUTION NO. 2020-110

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

Whereas, Resolution 2020-92 of the Columbia Heights City Council adopted the 9<sup>th</sup> day of November, 2020, fixed a date for a Council hearing on the proposed improvement on 44<sup>th</sup> Avenue NE from University Avenue to Jefferson Street, and

Whereas, ten days' mailed notice and two published notices of the hearing a week apart were given, and the hearing was held thereon the 7<sup>th</sup> day of December, 2020, at which time all persons desiring to be heard were given an opportunity to be heard thereon, and

Whereas, the Council determines to proceed with this local improvement, a portion of the cost being defrayed by special assessments under Charter provisions,

2005 STATE AID STREET REHABILITATION  
44<sup>th</sup> Avenue NE, University Avenue to Jefferson Street

Work includes required utility repairs, spot replacement of curb and gutter with required concrete or bituminous driveway and walk/step replacement, new pedestrian ramp construction adjacent to existing sidewalks, milling of existing street surface, new bituminous surfacing, turf restoration, miscellaneous construction items, and appurtenances.

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

Such improvement is necessary, cost-effective and feasible as detailed in the Feasibility Report.

Such improvement is hereby ordered as proposed in the Council Resolution adopted the 9<sup>th</sup> day of November, 2020.

These improvements shall also be known as Project No. 2005, P.I.R. 2021-SA-44-001.

The City Engineer, Kevin Hansen, is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.

ORDER OF COUNCIL

Passed this 7<sup>th</sup> day of December, 2020

Offered by:  
Seconded by:  
Roll Call:

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

Attest:

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

2021 STREET REHABILITATION PROGRAM

M. S. A. STREET MILL AND OVERLAY  
 P.I.R. 2021-SA-44-001 - COLUMBIA HEIGHTS PROJECT 2005

44TH AVENUE NE

UNIVERSITY AVENUE TO JEFFERSON STREET

ESTIMATED COSTS:

CONSTRUCTION	\$193,806.82
ENGINEERING AND ADMINISTRATION	<u>\$19,380.68</u>
TOTAL PROJECT COST	\$213,187.50

ASSESSMENT:

- 2.4 PARCELS AT C, I, MF STREET RATE
- 7.6 PARCELS AT C, I, MF AVENUE RATE  
 (COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)
  
- 2 PARCELS AT RESIDENTIAL STREET RATE
- 149.75 PARCELS AT RESIDENTIAL AVENUE RATE

ASSESSMENT RATE:

$$\frac{\$213,187.50}{56.85} = \$3,750.00 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$213,187.50
CITY SHARE	<u>-\$111,996.85</u>
ASSESSED COST	\$101,190.65

PROPOSED ASSESSMENT RATES:

			<u>CONVENTIONAL RATE</u>	<u>M.S.A.S. SUBSIDY</u>	<u>ASSESSMENT RATES</u>
C, I, MF STREET	$\frac{\$4,950.00}{2.40}$	=	\$3,750.00 / PARCEL	-\$1,687.50 / PARCEL	\$2,062.50 / PARCEL
C, I, MF AVENUE	$\frac{\$5,225.00}{7.60}$	=	\$1,250.00 / PARCEL	-\$562.50 / PARCEL	\$687.50 / PARCEL
RESIDENTIAL STREET	$\frac{\$3,506.24}{2.00}$	=	\$3,187.50 / PARCEL	-\$1,434.38 / PARCEL	\$1,753.12 / PARCEL
RESIDENTIAL AVENUE	$\frac{\$87,509.41}{149.75}$	=	\$1,062.50 / PARCEL	-\$478.13 / PARCEL	\$584.37 / PARCEL

# PROPOSED 2021 CONSTRUCTION

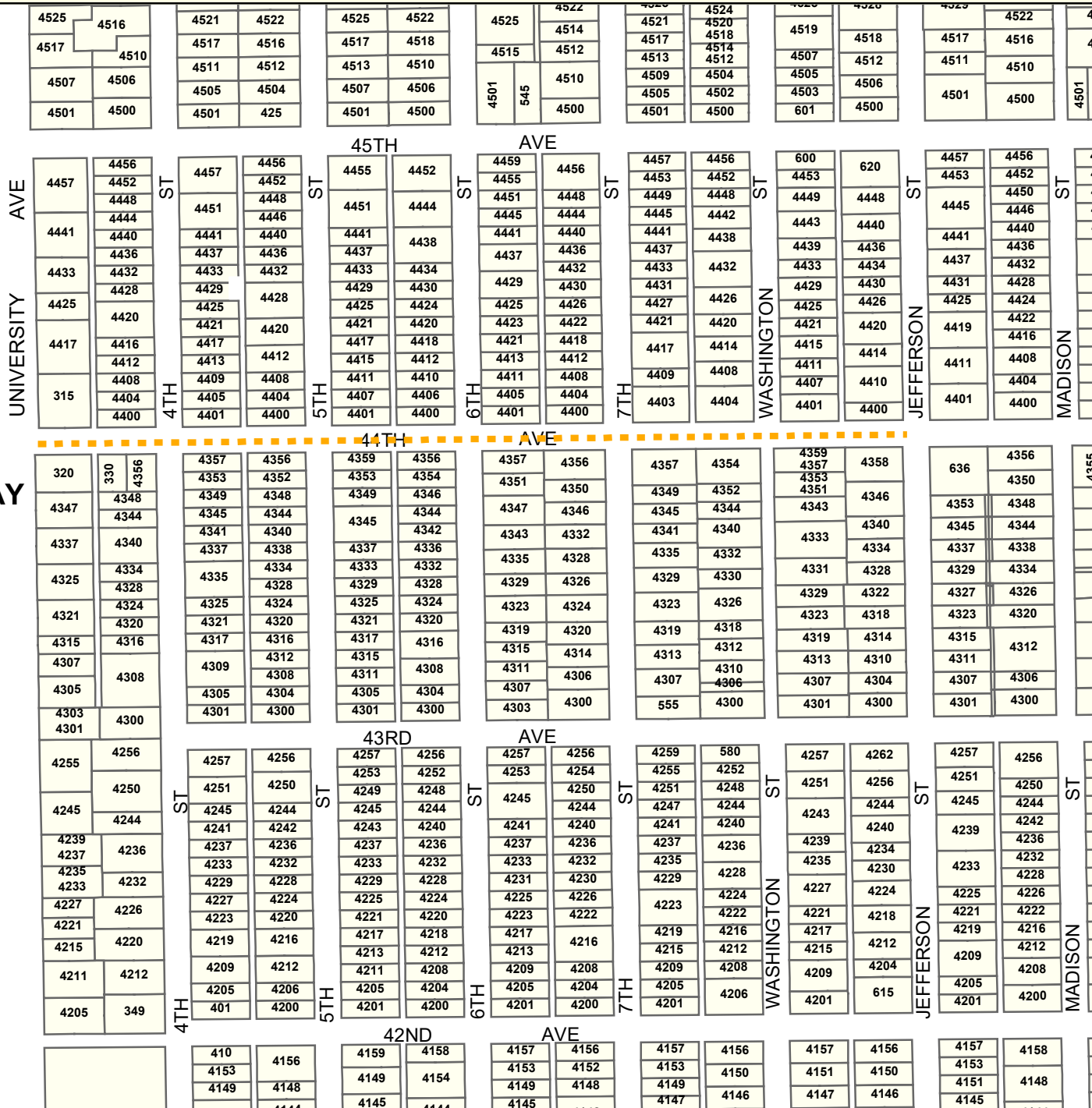
Municipal  
State Aid Street  
Mill and Overlay

44th Avenue NE  
University Avenue  
to Jefferson Street

## LEGEND

--- Mill and Overlay

# M. S. A. STREET OVERLAY



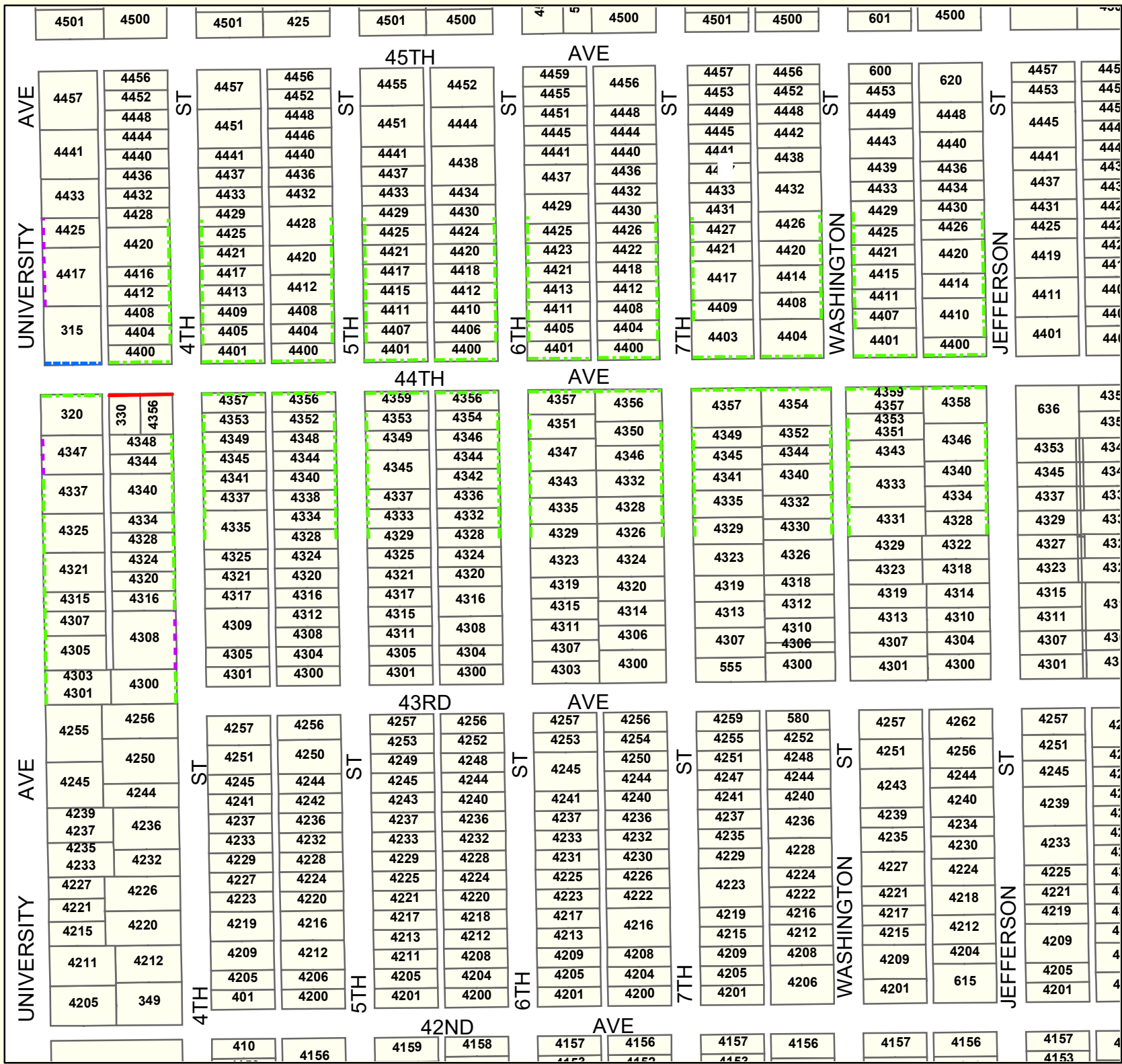
# PROPOSED 2021 CONSTRUCTION

Municipal  
State Aid Street  
Mill and Overlay

44th Avenue NE  
University Avenue  
to Jefferson Street

## LEGEND

- Residential Street Assessment
- Residential Avenue Assessment
- Multi-Family, Commercial, Industrial Street Assessment
- Multi-Family, Commercial, Industrial Avenue Assessment



CITY OF COLUMBIA HEIGHTS

NOTICE FOR PUBLIC IMPROVEMENT HEARING

Notice is hereby given that the City Council of Columbia Heights has determined the following Public Improvement Hearing be held on Monday, December 7, 2020, at 6:45 p.m. in the City Council Chambers, 590 40<sup>th</sup> Avenue NE, to consider:

2021 STATE AID STREET REHABILITATION PROGRAM  
CITY PROJECT 2005

STREET MILL AND OVERLAY

P.I.R. 2021-SA-44-001

The width of the street will remain the same. Work includes required utility repairs, spot replacement of curb and gutter with required concrete or bituminous driveway and walk/step replacement, new pedestrian ramp construction adjacent to existing sidewalks, milling of existing street surface, new bituminous surfacing, turf restoration, miscellaneous construction items, and appurtenances in the following generally described area:

44<sup>th</sup> Avenue NE                      University Avenue to Jefferson Street

Estimated Cost of Improvements (not including utilities):	\$213,190.
Estimated Assessments for above improvements:	\$101,195.

Parcels Proposed to be Assessed or Impacted:

35-30-24-12-0056	35-30-24-12-0190	35-30-24-21-0014	35-30-24-21-0063
35-30-24-12-0057	35-30-24-12-0191	35-30-24-21-0015	35-30-24-21-0064
35-30-24-12-0058	35-30-24-12-0192	35-30-24-21-0016	35-30-24-21-0065
35-30-24-12-0059	35-30-24-12-0193	35-30-24-21-0017	35-30-24-21-0066
35-30-24-12-0060	35-30-24-12-0194	35-30-24-21-0018	35-30-24-21-0067
35-30-24-12-0061	35-30-24-12-0195	35-30-24-21-0019	35-30-24-21-0068
35-30-24-12-0062	35-30-24-12-0196	35-30-24-21-0020	35-30-24-21-0069
35-30-24-12-0063	35-30-24-12-0197	35-30-24-21-0021	35-30-24-21-0070
35-30-24-12-0064	35-30-24-12-0199	35-30-24-21-0031	35-30-24-21-0071
35-30-24-12-0065	35-30-24-12-0210	35-30-24-21-0032	35-30-24-21-0072
35-30-24-12-0066	35-30-24-12-0212	35-30-24-21-0033	35-30-24-21-0084
35-30-24-12-0067	35-30-24-12-0213	35-30-24-21-0034	35-30-24-21-0085
35-30-24-12-0068	35-30-24-12-0214	35-30-24-21-0035	35-30-24-21-0086
35-30-24-12-0082	35-30-24-12-0215	35-30-24-21-0036	35-30-24-21-0087
35-30-24-12-0083	35-30-24-12-0216	35-30-24-21-0037	35-30-24-21-0088
35-30-24-12-0084	35-30-24-12-0224	35-30-24-21-0038	35-30-24-21-0089
35-30-24-12-0085	35-30-24-12-0225	35-30-24-21-0039	35-30-24-21-0090
35-30-24-12-0086	35-30-24-12-0229	35-30-24-21-0040	35-30-24-21-0099
35-30-24-12-0087	35-30-24-12-0230	35-30-24-21-0041	35-30-24-21-0100
35-30-24-12-0088	35-30-24-21-0006	35-30-24-21-0042	35-30-24-21-0101
35-30-24-12-0089	35-30-24-21-0007	35-30-24-21-0043	35-30-24-21-0102
35-30-24-12-0090	35-30-24-21-0008	35-30-24-21-0044	35-30-24-21-0103
35-30-24-12-0184	35-30-24-21-0009	35-30-24-21-0045	35-30-24-21-0104
35-30-24-12-0185	35-30-24-21-0010	35-30-24-21-0046	35-30-24-21-0105
35-30-24-12-0187	35-30-24-21-0011	35-30-24-21-0060	35-30-24-21-0106
35-30-24-12-0188	35-30-24-21-0012	35-30-24-21-0061	35-30-24-21-0107
35-30-24-12-0189	35-30-24-21-0013	35-30-24-21-0062	35-30-24-21-0108



35-30-24-21-0109	35-30-24-21-0145	35-30-24-21-0171	35-30-24-21-0197
35-30-24-21-0110	35-30-24-21-0146	35-30-24-21-0172	35-30-24-21-0198
35-30-24-21-0111	35-30-24-21-0147	35-30-24-21-0173	35-30-24-21-0200
35-30-24-21-0115	35-30-24-21-0148	35-30-24-21-0174	35-30-24-21-0203
35-30-24-21-0116	35-30-24-21-0149	35-30-24-21-0175	35-30-24-21-0204
35-30-24-21-0117	35-30-24-21-0150	35-30-24-21-0176	35-30-24-21-0205
35-30-24-21-0122	35-30-24-21-0151	35-30-24-21-0177	35-30-24-21-0208
35-30-24-21-0123	35-30-24-21-0152	35-30-24-21-0178	35-30-24-21-0216
35-30-24-21-0125	35-30-24-21-0153	35-30-24-21-0180	35-30-24-21-0217
35-30-24-21-0126	35-30-24-21-0154	35-30-24-21-0190	35-30-24-21-0218
35-30-24-21-0127	35-30-24-21-0155	35-30-24-21-0191	35-30-24-21-0219
35-30-24-21-0128	35-30-24-21-0167	35-30-24-21-0192	35-30-24-21-0220
35-30-24-21-0142	35-30-24-21-0168	35-30-24-21-0194	
35-30-24-21-0143	35-30-24-21-0169	35-30-24-21-0195	
35-30-24-21-0144	35-30-24-21-0170	35-30-24-21-0196	

Said improvements are to be considered pursuant to Minnesota Statutes, Chapters 429, 444 and 469. The improvements are to be specially assessed on an area, or frontage basis, or combination thereof against abutting and non-abutting properties and tributary to said improvements, or served by said improvements. The parcels and areas, as specially described herein, are subject to said special assessments unless otherwise noted. The parcel numbers represent the tax parcel identification numbers. To find your tax parcel number, check your real estate tax statement.

The total estimated cost of the above listed improvements is \$213,190. Persons desiring to be heard with reference to the proposed improvements will be heard at said time and place of the public hearing. Written or oral objections will be considered at the public hearing.

The City of Columbia Heights does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its services, programs, or activities. Upon request, accommodation will be provided to allow individuals with disabilities to participate in all City of Columbia Heights' services, programs and activities. Auxiliary aids for handicapped persons are available upon request when the request is made at least 96 hours in advance. Please contact the City Clerk at 763-706-3611, or [ntingley@columbiaheightsmn.gov](mailto:ntingley@columbiaheightsmn.gov) to make arrangements.

CITY OF COLUMBIA HEIGHTS  
 KELLI BOURGEOIS, CITY MANAGER

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