



AGENDA SECTION	PUBLIC IMPROVEMENT HEARING
ITEM NO.	
MEETING DATE	DECEMBER 7, 2020; 6:15 PM

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	PUBLIC HEARING: IMPROVEMENTS FOR ZONES 4B AND 5 STREET REHABILITATION, PROJECT 2002		
DEPARTMENT: Public Works	CITY MANAGER'S APPROVAL:		
BY/DATE: Kevin Hansen / December 2, 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

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 Zones 4B and 5 Street Rehabilitation. The report details the rehabilitation strategy for Full Reconstruction, Partial Reconstruction and Mill and Overlay. The report recommendations for Zones 4B and 5 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:

ZONE 4B PARTIAL RECONSTRUCTION (FDR)

1. 4th Street NE, 48th Avenue to 53rd Avenue
2. 5th Street NE, 48th Avenue to 49th Avenue
3. 5th Street NE, 51st Avenue to 53rd Avenue
4. 6th Street NE, 48th Avenue to 50th Avenue
5. 6th Street NE, 51st Avenue to 52nd Avenue

ZONE 4B MILL AND OVERLAY

1. 7th Street NE, 48th Avenue to 52nd Avenue
2. Washington Street NE, 48th Avenue to 51st Avenue
3. Madison Street NE, 48th Avenue to 51st Avenue

ZONE 5 MILL AND OVERLAY

1. 6th Street NE, 47th Avenue to 48th Avenue
2. Washington Street NE, 44th Avenue to 46th Avenue

- ◆ 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. 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.	Partial street reconstruction	\$1,233,275.
2.	Mill and overlay	\$ 943,425.
3.	Utilities	\$ *

Project street reconstruction funding is proposed as follows:

o Assessments	\$1,666,625.
o Infrastructure Fund (Construction)	\$ 463,705.
o Infrastructure Fund (Engineering and Admin)	\$ 46,370.

Project utility funding is proposed as follows:

o Water Fund:	\$ *
o Storm Sewer Fund:	\$ *
o Sanitary Sewer 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 2009.

The assessments had a term of 10 years, beginning in 2010.

- For one-half block north and south of 51st Avenue, owners on 6th Street and 7th Street had an assessment for partial street reconstruction on 51st Avenue.
- For one-half block north and south of 50th Avenue, owners on Madison Street had an assessment for partial street reconstruction on 50th Avenue.
- For one-half block north of 48th Avenue, owners on Madison Street had an assessment for partial street reconstruction on 48th Avenue.

The following properties had assessments for construction in 2010.

The assessments had a term of 10 years, beginning in 2011.

- For one-half block north and south of 45th Avenue, owners on Washington Street, had an assessment for mill and overlay on 45th Avenue.

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:

<u>Street</u>	<u>Type of Rehabilitation</u>	<u>Proposed Residential Assessment</u>	
		<u>Street</u>	<u>Avenue</u>
4 th Street, 48 th to 53 rd Avenues	Partial Reconstruction	\$3,402.00	\$1,134.00
5 th Street, 48 th to 49 th Avenues			
5 th Street, 51 st to 53 rd Avenues			
6 th Street, 48 th to 50 th Avenues			
6 th Street, 51 st to 52 nd Avenues			
6 th Street, 47 th to 48 th Avenues		Mill and Overlay	\$3,187.50
7 th Street, 48 th to 52 nd Avenues			
Washington Street, 44 th to 46 th Avenues			
Washington Street, 48 th to 51 st Avenues			
Madison Street, 48 th to 51 st Avenues			

RECOMMENDED MOTION(S): Move to waive the reading of Resolution 2020-109, there being ample copies available for the public.

Move to adopt Resolution 2020-109, being a resolution ordering improvements and preparation of plans for Zones 4B and 5 Street Rehabilitation, City Project 2002.

ATTACHMENT(S): Resolution 2020-109
 Assessment Rates
 Maps
 Public Improvement Hearing Notice

RESOLUTION NO. 2020-109

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

Whereas, Resolution 2020-93 of the Columbia Heights City Council adopted the 9th day of November, 2020, fixed a date for a Council hearing on the proposed improvement on Zone 4B and Zone 5 local streets that have not been rehabilitated under the street program, 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 7th 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,

2021 STREET REHABILITATION PROGRAM

ZONE 4B PARTIAL RECONSTRUCTION – P.I.R. 2021-Z4-03-001

4th Street NE, 48th Avenue to 53rd Avenue
5th Street NE, 48th Avenue to 49th Avenue and 51st Avenue to 53rd Avenue
6th Street NE, 48th Avenue to 50th Avenue and 51st Avenue to 52nd Avenue

ZONE 4B MILL AND OVERLAY – P.I.R. 2021-Z4-44-001

7th Street NE, 48th Avenue to 52nd Avenue
Washington Street NE, 48th Avenue to 51st Avenue
Madison Street NE, 48th Avenue to 51st Avenue

ZONE 5 MILL AND OVERLAY – P.I.R. 2021-Z5-44-001

6th Street NE, 47th Avenue to 48th Avenue
Washington Street NE, 44th Avenue to 46th Avenue

Partial reconstruction 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, full depth reclamation of the existing street surface and underlying base, subgrade excavation as needed, placement of reclaimed base, new bituminous surfacing, turf restoration, miscellaneous construction items, and appurtenances.

Mill and Overlay 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 7th day of November, 2020.

These improvements shall also be known as Project No. 2002, P.I.R. 2021-Z4-03-001, P.I.R. 2021-Z4-44-001, and P.I.R. 2021-Z5-44-001.

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 7th day of December, 2020

Offered by:

Seconded by:

Roll Call:

Donna Schmitt, Mayor

Attest:

Nicole Tingley, City Clerk/Council Secretary

2020 STREET REHABILITATION PROJECTS - ZONE 4B

PARTIAL RECONSTRUCTION

P.I.R. 2021-Z4-03-001 - COLUMBIA HEIGHTS PROJECT 2002

4TH STREET NE	48TH AVENUE TO 53RD AVENUE
5TH STREET NE	48TH AVENUE TO 49TH AVENUE
5TH STREET NE	51ST AVENUE TO 53RD AVENUE
6TH STREET NE	48TH AVENUE TO 50TH AVENUE
6TH STREET NE	51ST AVENUE TO 52ND AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$1,121,157.82
ENGINEERING AND ADMINISTRATION	\$112,115.78

TOTAL PROJECT COST	\$1,233,273.60

ASSESSMENT:

- 0 PARCELS AT C, I, MF STREET RATE
- 0 PARCELS AT C, I, MF AVENUE RATE
(COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)
- 253.76 PARCELS AT RESIDENTIAL STREET RATE
- 0 PARCELS AT RESIDENTIAL AVENUE RATE

ASSESSMENT RATE:

$$\frac{\$1,233,273.60}{253.76} = \$4,860.00 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$1,233,273.60
CITY SHARE	-\$369,982.08

ASSESSED COST	\$863,291.52

PROPOSED ASSESSMENT RATES:

C, I, MF STREET	\$0.00		
	-----	=	\$4,860.00 / PARCEL
	0.00		
C, I, MF AVENUE	\$0.00		
	-----	=	\$1,620.00 / PARCEL
	0.00		
RESIDENTIAL STREET	\$863,291.52		
	-----	=	\$3,402.00 / PARCEL
	253.76		
RESIDENTIAL AVENUE	\$0.00		
	-----	=	\$1,134.00 / PARCEL
	0.00		

2021 STREET REHABILITATION PROGRAM

MILL AND OVERLAY

P.I.R. 2021-Z4-44-001 - COLUMBIA HEIGHTS PROJECT 2002

P.I.R. 2021-Z5-44-001 - COLUMBIA HEIGHTS PROJECT 2002

7TH STREET NE	48TH AVENUE TO 52ND AVENUE
WASHINGTON STREET NE	48TH AVENUE TO 51ST AVENUE
MADISON STREET NE	48TH AVENUE TO 51ST AVENUE
6TH STREET NE	47TH AVENUE TO 48TH AVENUE
WASHINGTON STREET NE	44TH AVENUE TO 46TH AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$857,659.09
ENGINEERING AND ADMINISTRATION	\$85,765.91
TOTAL PROJECT COST	\$943,425.00

ASSESSMENT:

2.5 PARCELS AT C, I, MF STREET RATE
 0 PARCELS AT C, I, MF AVENUE RATE
 (COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)

247 PARCELS AT RESIDENTIAL STREET RATE
 6.25 PARCELS AT RESIDENTIAL AVENUE RATE

ASSESSMENT RATE:

\$943,425.00	=	\$3,750.00 / PARCEL

251.58		

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$943,425.00
CITY SHARE	-\$140,096.87
ASSESSED COST	\$803,328.13

PROPOSED ASSESSMENT RATES:

C, I, MF STREET	\$9,375.00	=	\$3,750.00 / PARCEL

	2.50		
C, I, MF AVENUE	\$0.00	=	\$1,250.00 / PARCEL

	0.00		
RESIDENTIAL STREET	\$787,312.50	=	\$3,187.50 / PARCEL

	247.00		
RESIDENTIAL AVENUE	\$6,640.63	=	\$1,062.50 / PARCEL

	6.25		

PROPOSED 2021 STREET REHABILITATION CONSTRUCTION

ZONE 4B

4th Street
48th Ave to 53rd Ave

5th Street
48th Ave to 49th Ave
51st Ave to 53rd Ave

6th Street
48th Ave to 50th Ave
51st Ave to 52nd Ave

7th Street
48th Ave to 52nd Ave

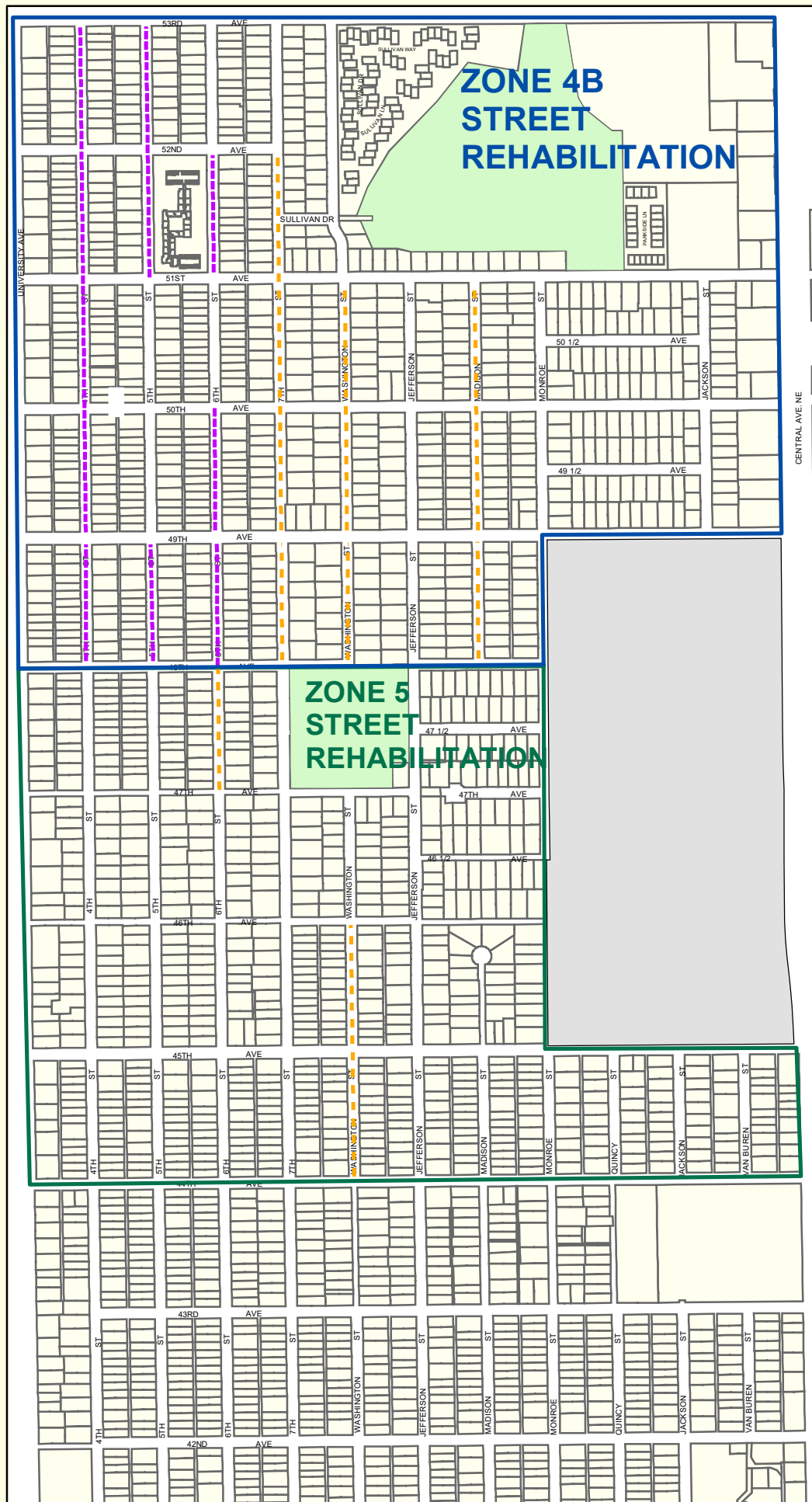
Washington Street
48th Ave to 51st Ave

Madison Street
48th Ave to 51st Ave

ZONE 5

6th Street
47th Ave to 48th Ave

Washington Street
44th Ave to 46th Ave



LEGEND

Street Rehabilitation

— Mill and Overlay

— Full Depth Reclamation



CITY OF COLUMBIA HEIGHTS
GIS / ENGINEERING DEPT

Map Date: November 2020
Map Author: K Young

PROPOSED 2021 STREET REHABILITATION CONSTRUCTION

ZONE 4B

4th Street
48th Ave to 53rd Ave

5th Street
48th Ave to 49th Ave
51st Ave to 53rd Ave

6th Street
48th Ave to 50th Ave
51st Ave to 52nd Ave

7th Street
48th Ave to 52nd Ave

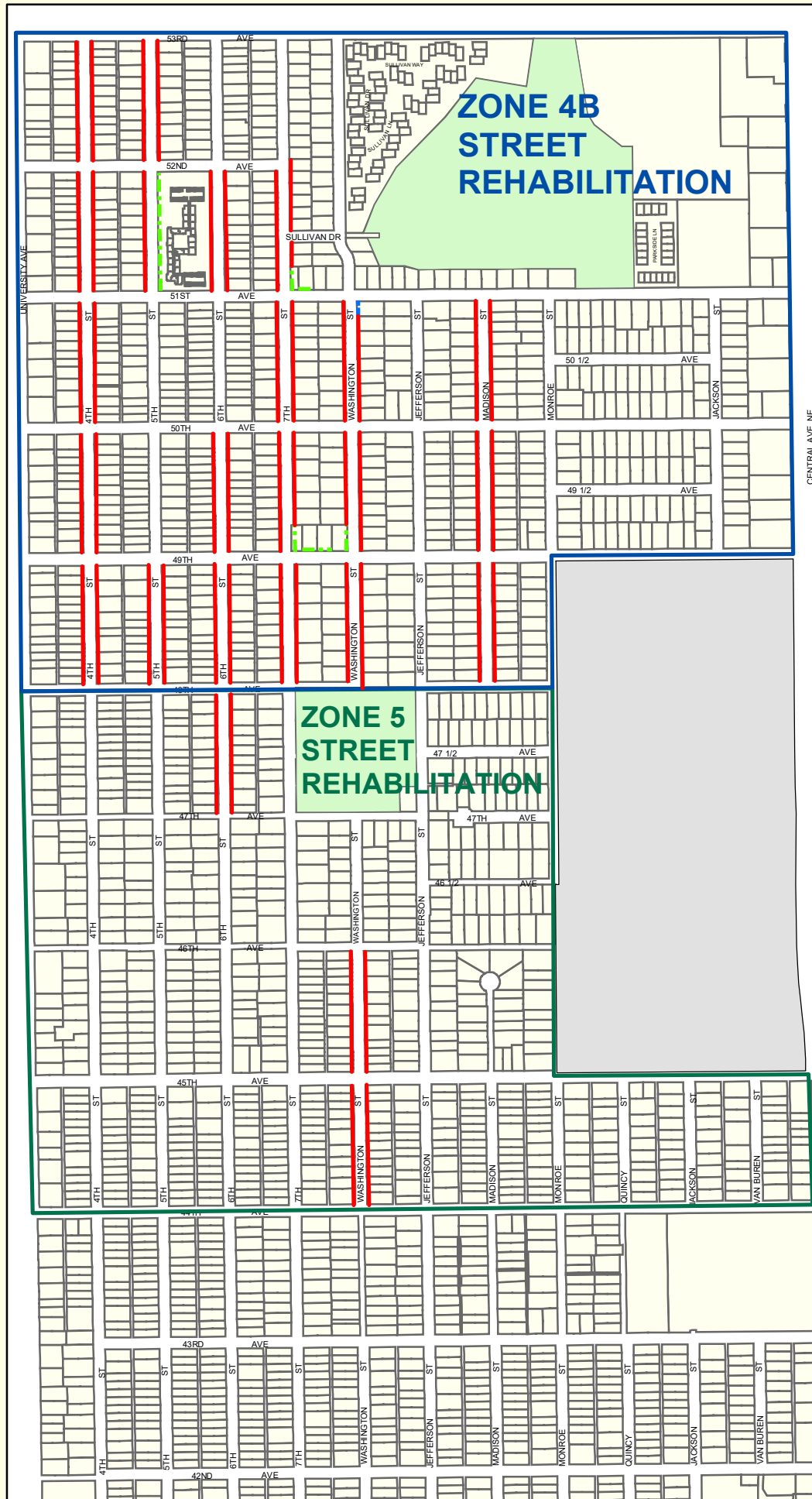
Washington Street
48th Ave to 51st Ave

Madison Street
48th Ave to 51st Ave

ZONE 5

6th Street
47th Ave to 48th Ave

Washington Street
44th Ave to 46th Ave



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 6:15 p.m. in the City Council Chambers, 590 40th Avenue NE, to consider:

2021 STREET REHABILITATION PROGRAM
CITY PROJECT 2002

STREET MILL AND OVERLAY

P.I.R. 2021-Z4-44-001

P.I.R. 2021-Z5-44-001

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:

6 th Street NE	47 th Avenue to 48 th Avenue
7 th Street NE	48 th Avenue to 52 nd Avenue
Washington Street NE	44 th Avenue to 46 th Avenue
Washington Street NE	48 th Avenue to 51 st Avenue
Madison Street NE	48 th Avenue to 51 st Avenue

Estimated Cost of Improvements (not including utilities): \$943,425.

Estimated Assessments for above improvements: \$803,330.

Parcels Proposed to be Assessed or Impacted:

26-30-24-12-0002	26-30-24-13-0015	26-30-24-13-0046	26-30-24-13-0089
26-30-24-12-0005	26-30-24-13-0016	26-30-24-13-0047	26-30-24-13-0090
26-30-24-12-0006	26-30-24-13-0017	26-30-24-13-0048	26-30-24-13-0091
26-30-24-12-0039	26-30-24-13-0018	26-30-24-13-0049	26-30-24-13-0092
26-30-24-12-0040	26-30-24-13-0019	26-30-24-13-0050	26-30-24-13-0100
26-30-24-12-0041	26-30-24-13-0020	26-30-24-13-0051	26-30-24-13-0101
26-30-24-12-0042	26-30-24-13-0021	26-30-24-13-0052	26-30-24-13-0102
26-30-24-12-0043	26-30-24-13-0031	26-30-24-13-0067	26-30-24-13-0103
26-30-24-12-0044	26-30-24-13-0032	26-30-24-13-0075	26-30-24-13-0104
26-30-24-12-0045	26-30-24-13-0033	26-30-24-13-0076	26-30-24-13-0105
26-30-24-12-0046	26-30-24-13-0034	26-30-24-13-0077	26-30-24-13-0106
26-30-24-13-0001	26-30-24-13-0035	26-30-24-13-0078	26-30-24-13-0107
26-30-24-13-0002	26-30-24-13-0036	26-30-24-13-0079	26-30-24-13-0108
26-30-24-13-0003	26-30-24-13-0037	26-30-24-13-0080	26-30-24-13-0109
26-30-24-13-0006	26-30-24-13-0038	26-30-24-13-0081	26-30-24-13-0110
26-30-24-13-0008	26-30-24-13-0039	26-30-24-13-0082	26-30-24-13-0111
26-30-24-13-0009	26-30-24-13-0040	26-30-24-13-0083	26-30-24-13-0112
26-30-24-13-0010	26-30-24-13-0041	26-30-24-13-0084	26-30-24-13-0113
26-30-24-13-0011	26-30-24-13-0042	26-30-24-13-0085	26-30-24-13-0114
26-30-24-13-0012	26-30-24-13-0043	26-30-24-13-0086	26-30-24-13-0115
26-30-24-13-0013	26-30-24-13-0044	26-30-24-13-0087	26-30-24-13-0118
26-30-24-13-0014	26-30-24-13-0045	26-30-24-13-0088	26-30-24-13-0119

26-30-24-13-0120	26-30-24-24-0177	26-30-24-42-0058	26-30-24-43-0058
26-30-24-13-0121	26-30-24-24-0178	26-30-24-42-0059	26-30-24-43-0059
26-30-24-13-0122	26-30-24-24-0179	26-30-24-42-0060	26-30-24-43-0060
26-30-24-13-0123	26-30-24-24-0180	26-30-24-42-0061	26-30-24-43-0061
26-30-24-13-0128	26-30-24-24-0194	26-30-24-42-0062	26-30-24-43-0062
26-30-24-13-0129	26-30-24-24-0196	26-30-24-42-0063	26-30-24-43-0063
26-30-24-13-0130	26-30-24-31-0001	26-30-24-42-0064	26-30-24-43-0064
26-30-24-13-0135	26-30-24-31-0002	26-30-24-42-0065	26-30-24-43-0065
26-30-24-13-0136	26-30-24-31-0003	26-30-24-42-0066	26-30-24-43-0066
26-30-24-13-0137	26-30-24-31-0005	26-30-24-42-0074	26-30-24-43-0067
26-30-24-13-0138	26-30-24-31-0006	26-30-24-42-0075	26-30-24-43-0068
26-30-24-13-0139	26-30-24-31-0007	26-30-24-42-0076	26-30-24-43-0069
26-30-24-13-0140	26-30-24-31-0008	26-30-24-42-0077	26-30-24-43-0070
26-30-24-13-0141	26-30-24-31-0009	26-30-24-42-0078	26-30-24-43-0071
26-30-24-13-0146	26-30-24-31-0010	26-30-24-42-0079	26-30-24-43-0072
26-30-24-13-0147	26-30-24-31-0012	26-30-24-42-0080	26-30-24-43-0073
26-30-24-13-0148	26-30-24-31-0138	26-30-24-42-0081	26-30-24-43-0074
26-30-24-21-0012	26-30-24-31-0140	26-30-24-42-0082	26-30-24-43-0075
26-30-24-21-0013	26-30-24-31-0141	26-30-24-42-0083	35-30-24-12-0062
26-30-24-21-0014	26-30-24-31-0142	26-30-24-42-0084	35-30-24-12-0063
26-30-24-21-0015	26-30-24-31-0143	26-30-24-42-0085	35-30-24-12-0064
26-30-24-21-0016	26-30-24-31-0144	26-30-24-42-0088	35-30-24-12-0065
26-30-24-21-0017	26-30-24-31-0145	26-30-24-42-0089	35-30-24-12-0066
26-30-24-21-0018	26-30-24-31-0146	26-30-24-42-0090	35-30-24-12-0067
26-30-24-21-0019	26-30-24-31-0147	26-30-24-42-0091	35-30-24-12-0068
26-30-24-21-0020	26-30-24-31-0171	26-30-24-42-0092	35-30-24-12-0069
26-30-24-21-0021	26-30-24-31-0172	26-30-24-42-0096	35-30-24-12-0070
26-30-24-21-0022	26-30-24-31-0173	26-30-24-42-0097	35-30-24-12-0073
26-30-24-24-0001	26-30-24-31-0174	26-30-24-42-0098	35-30-24-12-0074
26-30-24-24-0003	26-30-24-31-0175	26-30-24-42-0105	35-30-24-12-0075
26-30-24-24-0004	26-30-24-31-0176	26-30-24-42-0106	35-30-24-12-0076
26-30-24-24-0005	26-30-24-31-0177	26-30-24-42-0107	35-30-24-12-0077
26-30-24-24-0008	26-30-24-31-0178	26-30-24-42-0108	35-30-24-12-0078
26-30-24-24-0012	26-30-24-31-0179	26-30-24-42-0109	35-30-24-12-0079
26-30-24-24-0013	26-30-24-31-0180	26-30-24-42-0110	35-30-24-12-0080
26-30-24-24-0170	26-30-24-31-0184	26-30-24-42-0111	35-30-24-12-0081
26-30-24-24-0171	26-30-24-31-0185	26-30-24-43-0052	35-30-24-12-0082
26-30-24-24-0172	26-30-24-42-0053	26-30-24-43-0053	35-30-24-12-0083
26-30-24-24-0173	26-30-24-42-0054	26-30-24-43-0054	35-30-24-12-0084
26-30-24-24-0174	26-30-24-42-0055	26-30-24-43-0055	35-30-24-12-0085
26-30-24-24-0175	26-30-24-42-0056	26-30-24-43-0056	35-30-24-12-0086
26-30-24-24-0176	26-30-24-42-0057	26-30-24-43-0057	35-30-24-12-0226

PARTIAL STREET RECONSTRUCTION

P.I.R. 2021-Z4-03-001

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, full depth reclamation of the existing street surface and underlying base, subgrade excavation as needed, placement of reclaimed base, new bituminous surfacing, turf restoration, miscellaneous construction items, and appurtenances in the following generally described area:

4th Street NE
5th Street NE
5th Street NE
6th Street NE
6th Street NE

48th Avenue to 53rd Avenue
48th Avenue to 49th Avenue
51st Avenue to 53rd Avenue
48th Avenue to 50th Avenue
51st Avenue to 52nd Avenue

Estimated Cost of Improvements (not including utilities): \$1,233,275.
Estimated Assessments for above improvements: \$ 863,295.

Parcels Proposed to be Assessed or Impacted:

26-30-24-21-0045	26-30-24-21-0087	26-30-24-21-0145	26-30-24-24-0071
26-30-24-21-0046	26-30-24-21-0088	26-30-24-21-0146	26-30-24-24-0073
26-30-24-21-0047	26-30-24-21-0097	26-30-24-21-0147	26-30-24-24-0074
26-30-24-21-0048	26-30-24-21-0098	26-30-24-21-0148	26-30-24-24-0075
26-30-24-21-0049	26-30-24-21-0099	26-30-24-21-0149	26-30-24-24-0076
26-30-24-21-0050	26-30-24-21-0100	26-30-24-21-0235	26-30-24-24-0077
26-30-24-21-0051	26-30-24-21-0101	26-30-24-21-0236	26-30-24-24-0078
26-30-24-21-0052	26-30-24-21-0102	26-30-24-21-0237	26-30-24-24-0079
26-30-24-21-0053	26-30-24-21-0103	26-30-24-21-0238	26-30-24-24-0080
26-30-24-21-0054	26-30-24-21-0104	26-30-24-21-0239	26-30-24-24-0081
26-30-24-21-0055	26-30-24-21-0105	26-30-24-21-0240	26-30-24-24-0082
26-30-24-21-0056	26-30-24-21-0106	26-30-24-21-0241	26-30-24-24-0083
26-30-24-21-0057	26-30-24-21-0107	26-30-24-21-0242	26-30-24-24-0084
26-30-24-21-0058	26-30-24-21-0108	26-30-24-21-0243	26-30-24-24-0085
26-30-24-21-0059	26-30-24-21-0109	26-30-24-21-0244	26-30-24-24-0086
26-30-24-21-0060	26-30-24-21-0117	26-30-24-21-0245	26-30-24-24-0087
26-30-24-21-0061	26-30-24-21-0118	26-30-24-21-0246	26-30-24-24-0088
26-30-24-21-0062	26-30-24-21-0119	26-30-24-21-0247	26-30-24-24-0090
26-30-24-21-0063	26-30-24-21-0120	26-30-24-21-0248	26-30-24-24-0091
26-30-24-21-0064	26-30-24-21-0121	26-30-24-21-0249	26-30-24-24-0099
26-30-24-21-0065	26-30-24-21-0122	26-30-24-21-0250	26-30-24-24-0100
26-30-24-21-0066	26-30-24-21-0123	26-30-24-21-0251	26-30-24-24-0101
26-30-24-21-0067	26-30-24-21-0124	26-30-24-21-0252	26-30-24-24-0102
26-30-24-21-0068	26-30-24-21-0125	26-30-24-21-0253	26-30-24-24-0103
26-30-24-21-0069	26-30-24-21-0126	26-30-24-21-0254	26-30-24-24-0104
26-30-24-21-0070	26-30-24-21-0127	26-30-24-21-0255	26-30-24-24-0105
26-30-24-21-0071	26-30-24-21-0128	26-30-24-21-0256	26-30-24-24-0106
26-30-24-21-0072	26-30-24-21-0129	26-30-24-21-0257	26-30-24-24-0107
26-30-24-21-0073	26-30-24-21-0130	26-30-24-21-0258	26-30-24-24-0108
26-30-24-21-0074	26-30-24-21-0131	26-30-24-21-0259	26-30-24-24-0109
26-30-24-21-0075	26-30-24-21-0132	26-30-24-21-0260	26-30-24-24-0132
26-30-24-21-0076	26-30-24-21-0133	26-30-24-21-0261	26-30-24-24-0133
26-30-24-21-0077	26-30-24-21-0134	26-30-24-21-0262	26-30-24-24-0134
26-30-24-21-0078	26-30-24-21-0135	26-30-24-21-0263	26-30-24-24-0135
26-30-24-21-0079	26-30-24-21-0136	26-30-24-21-0264	26-30-24-24-0136
26-30-24-21-0080	26-30-24-21-0137	26-30-24-21-0265	26-30-24-24-0137
26-30-24-21-0081	26-30-24-21-0139	26-30-24-21-0266	26-30-24-24-0138
26-30-24-21-0082	26-30-24-21-0140	26-30-24-21-0267	26-30-24-24-0139
26-30-24-21-0083	26-30-24-21-0141	26-30-24-24-0067	26-30-24-24-0140
26-30-24-21-0084	26-30-24-21-0142	26-30-24-24-0068	26-30-24-24-0141
26-30-24-21-0085	26-30-24-21-0143	26-30-24-24-0069	26-30-24-24-0142
26-30-24-21-0086	26-30-24-21-0144	26-30-24-24-0070	26-30-24-24-0143

26-30-24-24-0144	26-30-24-24-0192	26-30-24-31-0036	26-30-24-31-0060
26-30-24-24-0145	26-30-24-24-0193	26-30-24-31-0037	26-30-24-31-0061
26-30-24-24-0146	26-30-24-24-0195	26-30-24-31-0038	26-30-24-31-0062
26-30-24-24-0147	26-30-24-31-0015	26-30-24-31-0039	26-30-24-31-0063
26-30-24-24-0148	26-30-24-31-0016	26-30-24-31-0040	26-30-24-31-0064
26-30-24-24-0149	26-30-24-31-0017	26-30-24-31-0041	26-30-24-31-0065
26-30-24-24-0150	26-30-24-31-0018	26-30-24-31-0042	26-30-24-31-0066
26-30-24-24-0151	26-30-24-31-0019	26-30-24-31-0043	26-30-24-31-0067
26-30-24-24-0152	26-30-24-31-0020	26-30-24-31-0044	26-30-24-31-0068
26-30-24-24-0153	26-30-24-31-0021	26-30-24-31-0045	26-30-24-31-0069
26-30-24-24-0154	26-30-24-31-0022	26-30-24-31-0046	26-30-24-31-0070
26-30-24-24-0155	26-30-24-31-0023	26-30-24-31-0047	26-30-24-31-0071
26-30-24-24-0156	26-30-24-31-0024	26-30-24-31-0048	26-30-24-31-0072
26-30-24-24-0157	26-30-24-31-0025	26-30-24-31-0049	26-30-24-31-0073
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26-30-24-24-0183	26-30-24-31-0027	26-30-24-31-0051	26-30-24-31-0075
26-30-24-24-0184	26-30-24-31-0028	26-30-24-31-0052	26-30-24-31-0076
26-30-24-24-0185	26-30-24-31-0029	26-30-24-31-0053	26-30-24-31-0077
26-30-24-24-0186	26-30-24-31-0030	26-30-24-31-0054	26-30-24-31-0078
26-30-24-24-0187	26-30-24-31-0031	26-30-24-31-0055	26-30-24-31-0079
26-30-24-24-0188	26-30-24-31-0032	26-30-24-31-0056	26-30-24-31-0080
26-30-24-24-0189	26-30-24-31-0033	26-30-24-31-0057	26-30-24-31-0081
26-30-24-24-0190	26-30-24-31-0034	26-30-24-31-0058	26-30-24-31-0082
26-30-24-24-0191	26-30-24-31-0035	26-30-24-31-0059	

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 \$2,176,700. 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 to make arrangements.

CITY OF COLUMBIA HEIGHTS
 KELLI BOURGEOIS, CITY MANAGER

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