



City of Columbia Heights

590 40th Avenue NE, Columbia Heights, MN 55421-3878 (763) 706-3600 TDD (763) 706-3692
Visit our website at: www.columbiaheightsmn.gov

Mayor
Donna Schmitt
Councilmembers
Robert A. Williams
John Murzyn, Jr.
Connie Buesgens
Nick Novitsky
City Manager
Kelli Bourgeois

The following is the agenda for a **Special Meeting** of the City Council for the Public Improvement Hearing to be held at **6:30 PM on Monday, February 4, 2019** in the City Council Chambers, City Hall, 590 40th Avenue N.E., Columbia Heights, Minnesota.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC IMPROVEMENT HEARING: 2019 STATE AID STREET REHABILITATION PROGRAM**
 - A. **Street Rehabilitation Project**
 - 1) Presentation of Information on State Aid Street Rehabilitation Project by Staff
 - 37th Avenue, 5th Street to Central Avenue
 - 2) Questions and Comments on Street Rehabilitation Project

MOTION: Move to close the Public Hearing of the 2019 State Aid Street Rehabilitation, Project 1907, and waive the reading of Resolution 2019-17, there being ample copies available for the public.

MOTION: Move to adopt Resolution 2019-17 being a resolution ordering improvements and preparation of plans for 2019 State Aid Street Rehabilitation, City Project 1907.

5. **ADJOURNMENT**

Kelli Bourgeois, City Manager

Auxiliary aids or other accommodations for disabled persons are available upon request when the request is made at least 48 hours in advance. Please contact the City Clerk at 763-706-3611 or kbruno@columbiaheightsmn.gov, to make arrangements.



AGENDA SECTION	PUBLIC IMPROVEMENT HEARING
ITEM NO.	
MEETING DATE	FEBRUARY 4, 2019; 6:30 PM

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	PUBLIC HEARING: IMPROVEMENTS FOR 2019 STATE AID STREET REHABILITATION, PROJECT 1907		
DEPARTMENT:	Public Works	CITY MANAGER'S APPROVAL:	
BY/DATE:	Kevin Hansen / January 29, 2019	BY/DATE:	

BACKGROUND:

The City Council accepted the Feasibility Report and ordered an Improvement Hearing for February 4, 2019 at their meeting of November 26, 2018.

Staff held an open house with the City of Minneapolis on December 4, 2018, beginning at 6:00 pm. In addition to the mill and overlay construction, options for on-street bike lanes and off street multi-use trail on the north side of 37th Avenue were discussed. Copies of the Feasibility Report were available for Columbia Heights residents at this meeting.

Subsequent to this meeting, postcards were mailed to property owners and residents in the assessment area requesting additional input on the proposed project and trail. The open house materials were posted on the City's website for their review and comment.

Resident Comments at Meeting and Subsequent Outreach:

At the meeting and subsequent outreach, the general consensus was that eliminating the parking on the south side of 37th Avenue was a concern for residents, especially between 5th Street and Madison Place. Safety of adding on-street bike lanes with truck traffic was also a concern. Residents have agreed that a 10' wide walking and bike trail in the boulevard area on the north side of 37th Avenue was the best option. One property owner expressed concern with trail maintenance, primarily shoveling in the winter. With the width and location of the proposed trail, Public Works staff would provide the winter maintenance on this segment.

At the January work session, the City Council directed staff to incorporate the multi-use trail option.

ANALYSIS/CONCLUSIONS:

Distributed at the November 26, 2018 regular City Council meeting was the Feasibility Report that details the scope of work and estimated costs for 2019 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 2019

1. 37th Avenue, 5th Street to Central Avenue

◆ **Utilities**

Utilities have been reviewed. Staff utilized structure inspections, televising, history of water main

breaks, age of water main and services, leakage testing (independent testing), and previous engineering reports in determining utility recommendations.

Replacement: Only minor water main, sanitary and storm sewer utility work is proposed. For City of Columbia Heights' utilities, this work will be done by Columbia Heights Sewer and Water Department.

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 \$240,900.
- 2. Utilities \$ *

Project funding is proposed as follows:

- o Assessments \$121,800.
- o MSAS Subsidy (45%) \$ 99,660.
- o Infrastructure Fund (Construction) \$ 17,675.
- o Infrastructure Fund (Engineering and Admin) \$ 1,765.

The funding reflects a flat fee of 10% of the construction cost included in the above amounts for a portion of the Engineering and Administration costs.

The traffic volume on 37th Avenue between 5th Street and Central Avenue is 6,600 ADT. A 45% subsidy has been included with these assessment rates.

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

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

◆ **Active Past Assessments:**

For 37th Avenue project, owners on Quincy Street, Jackson Street, and Van Buren Street have had an assessment for full street reconstruction in 2004 with the term ending in 2019.

◆ **Other Proposed Assessments:**

Properties abutting Madison Street will also be assessed for the proposed concrete curb and gutter construction on Madison Street, if approved.

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>
37 th Avenue, 5 th Street to Central Avenue	Mill and Overlay	\$2,321.14	\$773.71

Rates without the State Aid subsidy are \$4,220.25 and \$1,406.75 respectively.

RECOMMENDED MOTION(S): Move to waive the reading of Resolution 2019-17, there being ample copies available for the public.

Move to adopt Resolution 2019-17, being a resolution ordering improvements and preparation of plans for 2019 State Aid Street Rehabilitation, City Project 1907.

ATTACHMENT(S): Resolution 2019-17
Assessment Rates
Maps
Public Improvement Hearing Notice

RESOLUTION NO. 2019-17

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

Whereas, Resolution 2018-91 of the Columbia Heights City Council adopted the 26th day of November, 2018, fixed a date for a Council hearing on the proposed improvement on 37th Avenue from 5th Street to Central Avenue, 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 4th day of February, 2019, 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,

1907 STATE AID STREET REHABILITATION
37th Avenue, 5th Street to Central Avenue

The street width remains the same. Work includes required utility repairs, spot replacement of curb and gutter with required concrete or bituminous driveway and walk/step replacement, new 10' wide bituminous multi-use trail from 5th Street to Central Avenue, new pedestrian ramp construction from 5th Street to Van Buren Street, 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 26th day of November, 2018.

These improvements shall also be known as Project No. 1907, PIR: 2019-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 4th day of February, 2019

Offered by:

Seconded by:

Roll Call:

Donna Schmitt, Mayor

Attest:

Katie Bruno, City Clerk/Council Secretary

2019 STREET REHABILITATION PROJECTS

MILL AND OVERLAY
P.I.R. - COLUMBIA HEIGHTS PROJECT 1907

37TH AVENUE 5TH STREET TO CENTAL AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$219,001.64
ENGINEERING AND ADMINISTRATION	<u>\$21,900.16</u>
TOTAL PROJECT COST	\$240,901.80

ASSESSMENT:

15.5 PARCELS AT C, I, MF STREET RATE	
20.8 PARCELS AT C, I, MF AVENUE RATE	(COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)
10 PARCELS AT RESIDENTIAL STREET RATE	
48.25 PARCELS AT RESIDENTIAL AVENUE RATE	

ASSESSMENT RATE: $\frac{\$240,901.80}{48.52} = \$4,965.00 / \text{PARCEL}$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$240,901.80
CITY SHARE	<u>-\$119,099.06</u>
ASSESSED COST	\$121,802.74

PROPOSED ASSESSMENT RATES:

	CONVENTIONAL RATE	M.S.A.S. SUBSIDY	ASSESSMENT RATES
C, I, MF STREET	\$42,326.63 15.50	=	\$2,730.75 / PARCEL
C, I, MF AVENUE	\$18,933.20 20.80	=	\$910.25 / PARCEL
RESIDENTIAL STREET	\$23,211.40 10.00	=	\$2,321.14 / PARCEL
RESIDENTIAL AVENUE	\$37,331.51 48.25	=	\$773.71 / PARCEL



City of
Columbia Heights

**PROPOSED 2019
STATE AID STREET
REHABILITATION
37TH AVENUE,
5TH STREET TO
CENTRAL AVENUE**

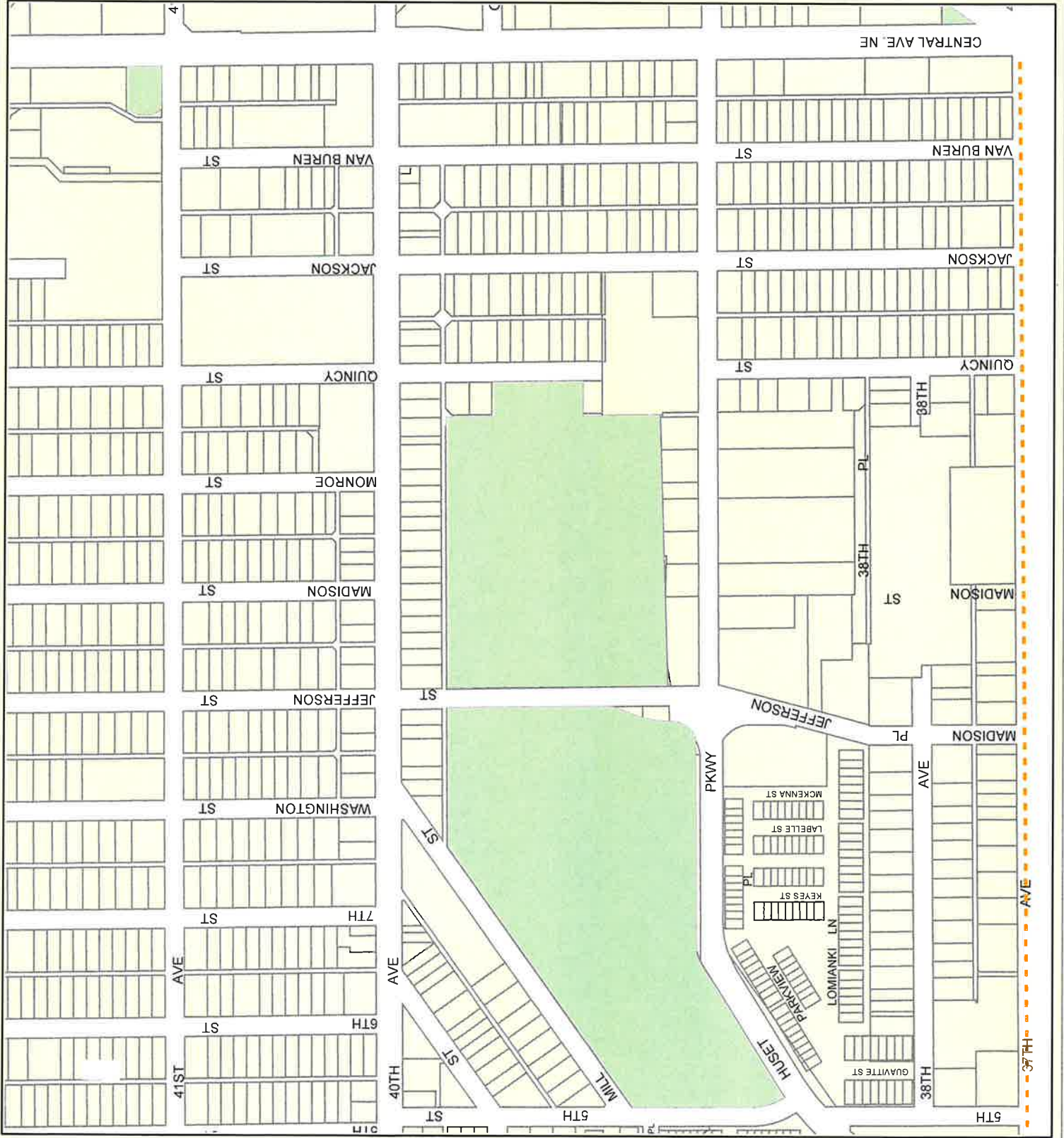
LEGEND

Mill and Overlay



CITY OF COLUMBIA HEIGHTS
GIS / ENGINEERING DEPT

Map Date: November 2018
Map Author: K Young





City of
Columbia Heights

PROPOSED 2019
STATE AID STREET
REHABILITATION

37TH AVENUE
5TH STREET TO
CENTRAL AVENUE

LEGEND

Residential Street
Assessment

Residential Avenue
Assessment

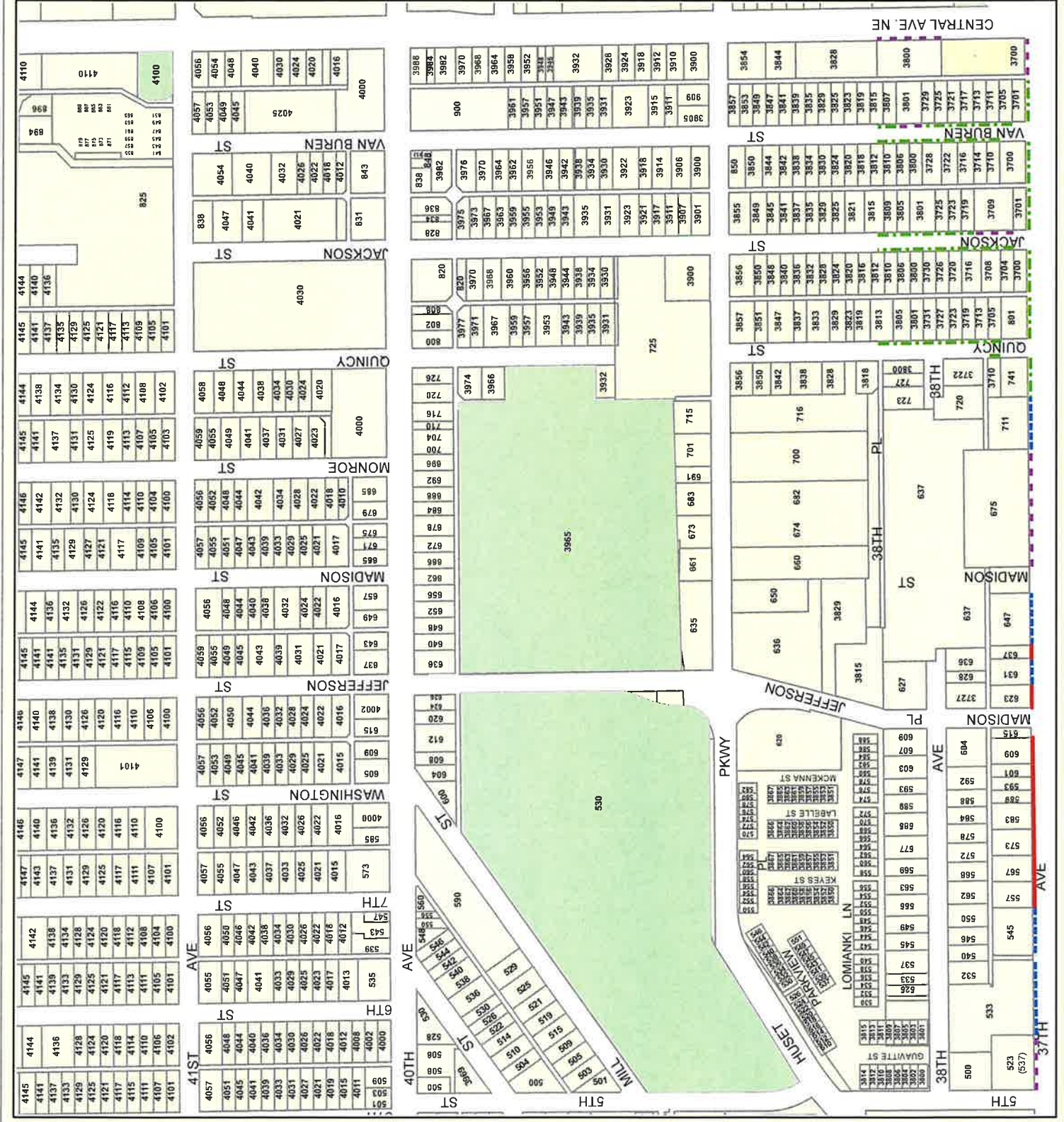
Multi-Family,
Commercial, Industrial,
Street Assessment

Multi-Family,
Commercial, Industrial,
Avenue Assessment



CITY OF COLUMBIA HEIGHTS
GIS / ENGINEERING DEPT

Map Date: January 2019
Map Author: K Young





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, February 4, 2019, at 6:30 p.m.** in the City Council Chambers, 590 40th Avenue NE, to consider:

**2019 STATE AID STREET REHABILITATION PROGRAM
CITY PROJECT 1907**

STREET MILL AND OVERLAY
P.I.R. 2019-SA-44-001

The width of the street will remain the same. Bituminous trail will be constructed on the north side of the street in the boulevard area.

Work includes required utility repairs, spot replacement of curb and gutter with required concrete or bituminous driveway and walk/step replacement, new 10' wide bituminous multi-use trail from 5th Street to Central Avenue, new pedestrian ramp construction from 5th Street to Van Buren Street, milling of existing street surface, new bituminous surfacing, sod restoration, miscellaneous construction items, and appurtenances in the following generally described area:

37th Avenue NE 5th Street to Central Avenue

Estimated Cost of Improvements (not including utilities): \$240,910.
Estimated Assessments for above improvements: \$121,810.

Parcels Proposed to be Assessed or Impacted:

35-30-24-34-0021	35-30-24-44-0049	35-30-24-44-0087	35-30-24-44-0128
35-30-24-34-0022	35-30-24-44-0050	35-30-24-44-0088	35-30-24-44-0129
35-30-24-34-0032	35-30-24-44-0051	35-30-24-44-0089	35-30-24-44-0130
35-30-24-34-0033	35-30-24-44-0052	35-30-24-44-0090	35-30-24-44-0131
35-30-24-43-0015	35-30-24-44-0053	35-30-24-44-0091	35-30-24-44-0145
35-30-24-43-0016	35-30-24-44-0054	35-30-24-44-0092	35-30-24-44-0146
35-30-24-43-0017	35-30-24-44-0055	35-30-24-44-0093	35-30-24-44-0147
35-30-24-43-0018	35-30-24-44-0056	35-30-24-44-0094	35-30-24-44-0152
35-30-24-43-0028	35-30-24-44-0057	35-30-24-44-0095	35-30-24-44-0153
35-30-24-43-0029	35-30-24-44-0058	35-30-24-44-0096	35-30-24-44-0154
35-30-24-43-0030	35-30-24-44-0059	35-30-24-44-0099	35-30-24-44-0155
35-30-24-43-0031	35-30-24-44-0060	35-30-24-44-0100	35-30-24-44-0157
35-30-24-43-0032	35-30-24-44-0061	35-30-24-44-0101	35-30-24-44-0159
35-30-24-43-0033	35-30-24-44-0062	35-30-24-44-0122	35-30-24-44-0160
35-30-24-43-0034	35-30-24-44-0064	35-30-24-44-0123	35-30-24-44-0161
35-30-24-43-0126	35-30-24-44-0083	35-30-24-44-0124	35-30-24-44-0162
35-30-24-44-0046	35-30-24-44-0084	35-30-24-44-0126	35-30-24-44-0163
35-30-24-44-0047	35-30-24-44-0086	35-30-24-44-0127	35-30-24-44-0166

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.