



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 **6:45 PM on Monday, February 4, 2019** in the City Council Chambers, City Hall, 590 40th Avenue N.E., Columbia Heights, Minnesota.

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 disabled persons are available upon request when the request is made at least 96 hours in advance. Please call the City Clerk at 763-706-3611, to make arrangements. (TDD/706-3692 for deaf or hearing impaired only.)

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC IMPROVEMENT HEARING: 2019 STREET REHABILITATION PROGRAM – CONCRETE CURB AND GUTTER CONSTRUCTION

A. Street Rehabilitation Project

- 1) Presentation of Information on Street Rehabilitation – Concrete Curb and Gutter Construction Project by Staff
 - Madison Street, 37th Avenue to 300 Feet North of 37th Avenue
- 2) Questions and Comments on Street Rehabilitation Project

B. Close the Public Hearing

MOTION: Move to close the Public Hearing of the 2019 Street Rehabilitation – Concrete Curb and Gutter Construction, Project 1902.

C. Consideration of Resolution

MOTIONS: Move to waive the reading of Resolution 2019-18, there being ample copies available for the public.

Move to adopt Resolution 2019-18 being a resolution ordering improvements and preparation of plans for 2019 Street Rehabilitation – Concrete Curb and Gutter Construction, City Project 1902.

5. ADJOURNMENT

Kelli Bourgeois, City Manager



AGENDA SECTION	PUBLIC IMPROVEMENT HEARING
ITEM NO.	
MEETING DATE	FEBRUARY 4, 2019; 6:45 PM

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	PUBLIC HEARING: IMPROVEMENTS FOR 2019 MADISON STREET CONCRETE CURB AND GUTTER CONSTRUCTION, PROJECT 1902	
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 January 14, 2019.

ANALYSIS/CONCLUSIONS:

Distributed at the January 14, 2019 regular City Council meeting was the Feasibility Report that details the scope of work and estimated costs for construction curb and gutter on Madison Street from 37th Avenue to 300' north of 37th Avenue. This is one of two remaining segments of public street in the entire City without concrete curb and gutter.

The curb and gutter will be constructed with concrete. Bituminous street and alley, bituminous or concrete driveways, and turf adjacent to the new curb and gutter will be restored.

◆ **Utilities**

Utilities have been reviewed. Staff utilized structure inspections and previous engineering reports in determining utility recommendations.

Replacement: Only minor 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 storm sewer utility surface structures in order to meet proposed finish grades.

◆ **Financing:** Street Rehabilitation – Concrete Curb and Gutter Construction

The estimated project costs are as follows:

- | | |
|--|-----------|
| 1. Concrete curb and gutter construction | \$53,300. |
| 2. Utilities | \$ * |

Project funding is proposed as follows:

- | | |
|-----------------------|-----------|
| o Assessments | \$53,300. |
| o Infrastructure Fund | \$0 |

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.

- o Storm Sewer Fund \$ *

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

◆ **Other Proposed Assessments:**

Properties abutting Madison Street will also be assessed for the proposed mill and overlay project on 37th Avenue, if approved.

The proposed assessments for commercial, industrial, and multi-family properties are shown below:

<u>Street</u>	<u>Type of Rehabilitation</u>	<u>Proposed Assessment</u>	
		<u>Street</u>	<u>Avenue</u>
Madison Street, 37 th Avenue to 300' North	Concrete Curb and Gutter	\$7,170.00	\$2,390.00

RECOMMENDED MOTION(S): Move to waive the reading of Resolution 2019-18, there being ample copies available for the public.

Move to adopt Resolution 2019-18, being a resolution ordering improvements and preparation of plans for 2019 Madison Street Concrete Curb and Gutter Construction, City Project 1902.

- ATTACHMENT(S):**
- Resolution 2019-18
 - Assessment Rates
 - Maps
 - Public Improvement Hearing Notice

RESOLUTION NO. 2019-18

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

Whereas, Resolution 2019-08 of the Columbia Heights City Council adopted the 14th day of January, 2019, fixed a date for a Council hearing on the proposed improvement on Madison Street from 37th Avenue to 300 feet north of 37th 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,

1902 STREET REHABILITATION – CONCRETE CURB AND GUTTER

Madison Street, 37th Avenue to 300 feet north of 37th Avenue

B618 concrete curb and gutter will be constructed on each side of Madison Street with a minimum width of 36' from the back of curb to the back of curb. Work includes removal of existing materials, required utility repairs, new aggregate base, new concrete curb and gutter with required concrete or bituminous street/alley/driveway restoration, 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 14th day of January, 2019.

These improvements shall also be known as Project No. 1902, PIR: 2019-Z7-09-001.

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

CURB AND GUTTER

P.I.R. 2019-27-09-001 - COLUMBIA HEIGHTS PROJECT 1902

MADISON STREET NE

37TH AVENUE TO 300 FEET NORTH OF 37TH AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$48,451.82
ENGINEERING AND ADMINISTRATION	<u>\$4,845.18</u>
TOTAL PROJECT COST	\$53,297.00

ASSESSMENT:

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

ASSESSMENT RATE:

$$\frac{\$53,297.00}{7.433333} = \$7,170.00 / \text{PARCEL}$$

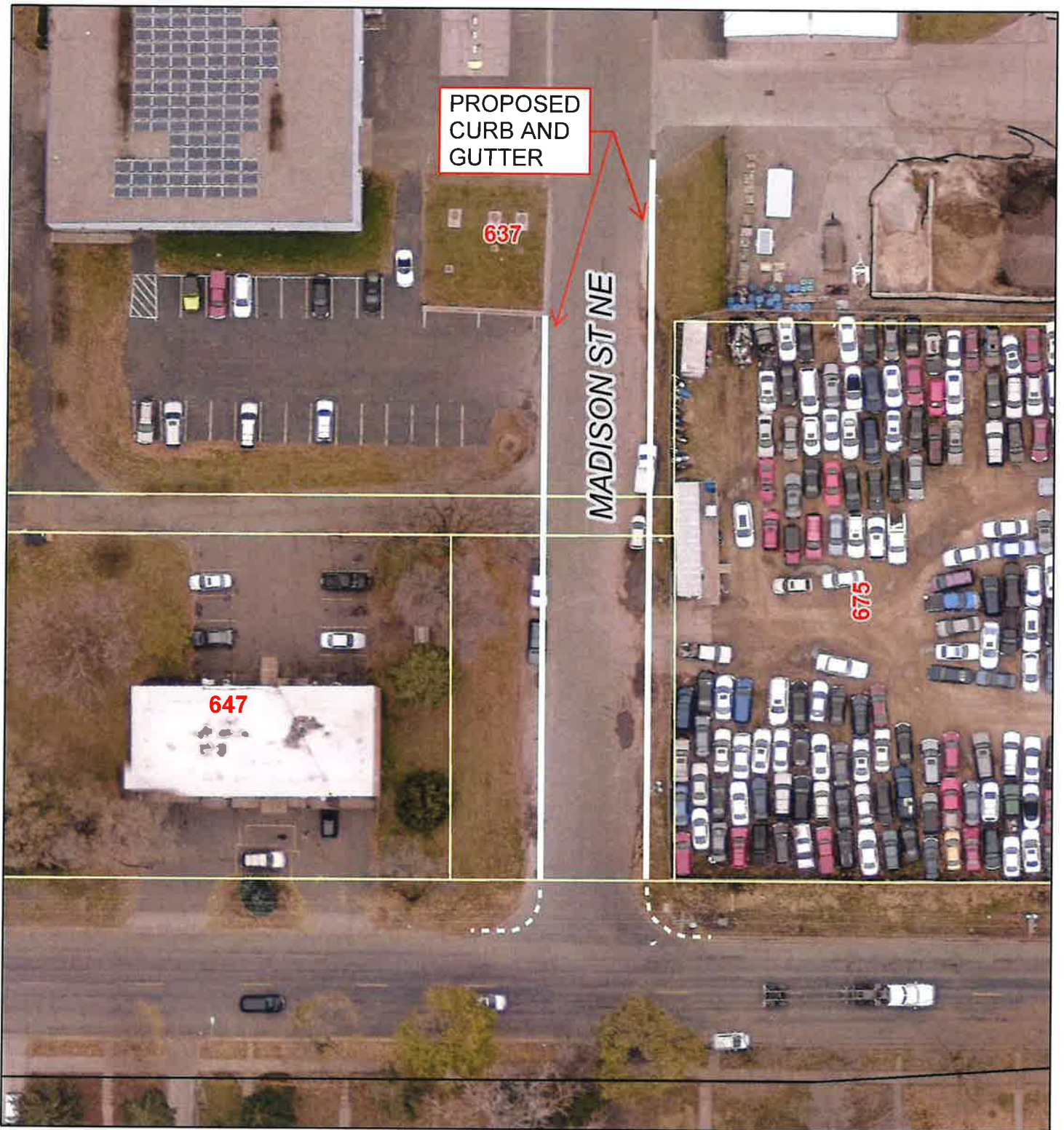
ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$53,297.00
CITY INFRASTRUCTURE SHARE	<u>\$0.00</u>
ASSESSED COST	\$53,297.00

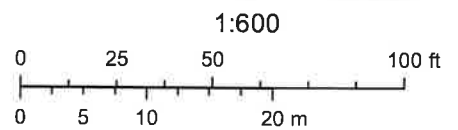
PROPOSED ASSESSMENT RATES:

C, I, MF STREET	<u>\$47,322.00</u>	=	\$7,170.00 / PARCEL
	6.6		
C, I, MF AVENUE	<u>\$5,975.00</u>	=	\$2,390.00 / PARCEL
	2.5		

Madison Street



January 8, 2019





City of
Columbia Heights

PROPOSED 2019 CURB AND GUTTER CONSTRUCTION

MADISON STREET,
37TH AVENUE TO
300 FT NORTH

LEGEND

Residential Street
Assessment

Residential Avenue
Assessment

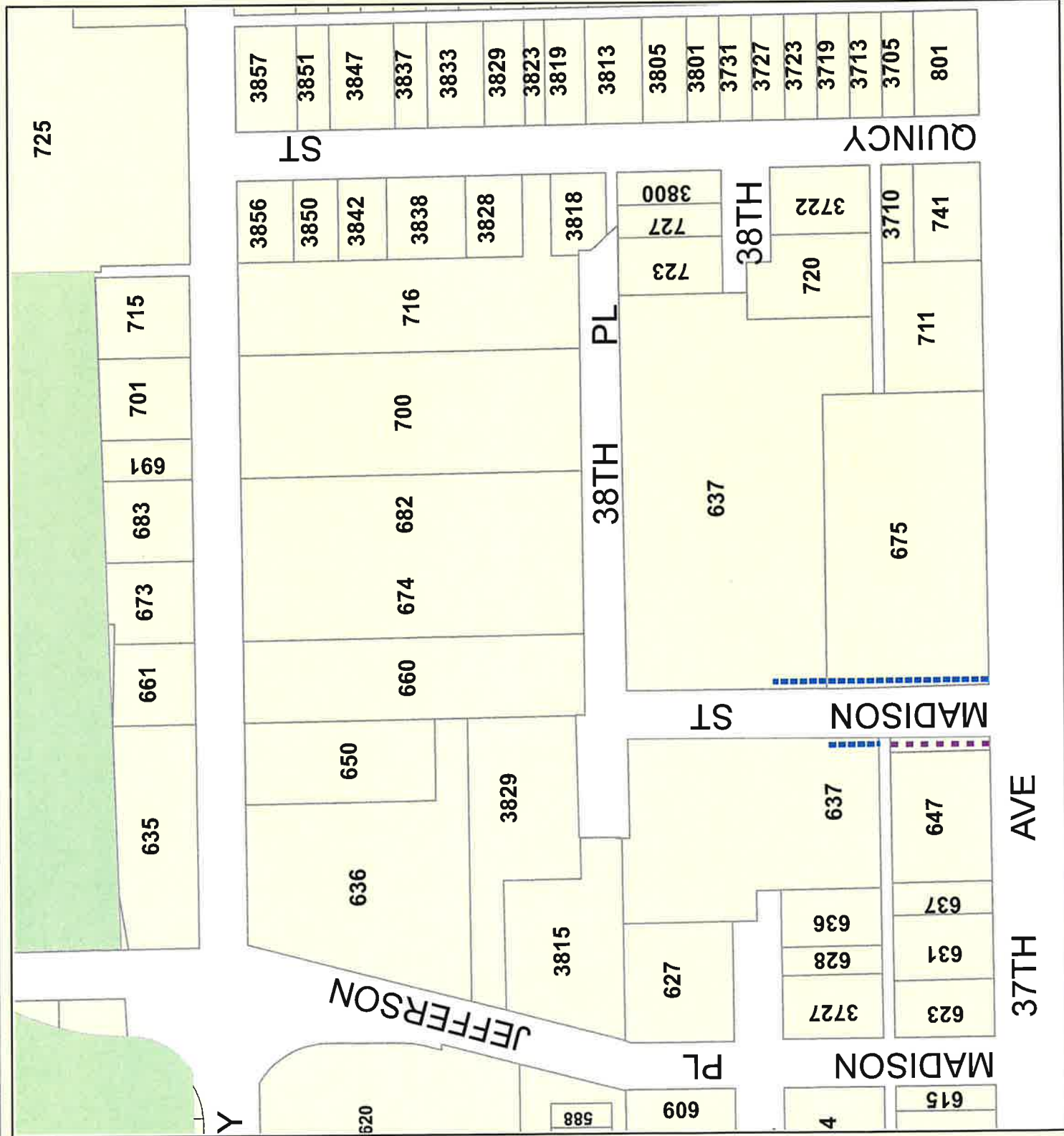
Multi-Family,
Commercial, Industrial,
Street Assessment

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 6:45 p.m.** in the City Council Chambers, 590 40th Avenue NE, to consider:

**2019 STREET REHABILITATION IMPROVEMENTS
CITY PROJECT 1902**

CONCRETE CURB AND GUTTER

P.I.R. 2019-27-09-001

B618 concrete curb and gutter will be constructed on each side of Madison Street with a minimum width of 36' from the back of curb to the back of curb.

Work includes removal of existing materials, required utility repairs, new aggregate base, new concrete curb and gutter with required concrete or bituminous street/alley/driveway restoration, turf restoration, miscellaneous construction items, and appurtenances in the following generally described area:

Madison Street NE 37th Avenue to 300' North of 37th Avenue

Estimated Cost of Improvements (not including utilities):	\$53,300.
Estimated Assessments for above improvements:	\$53,300.

Parcels Proposed to be Assessed or Impacted:

- 35-30-24-43-0008
- 35-30-24-43-0017
- 35-30-24-43-0018

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 \$53,300. 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.

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CITY OF COLUMBIA HEIGHTS
KELLI BOURGEOIS, CITY MANAGER

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