

**OFFICIAL PROCEEDINGS
CITY OF COLUMBIA HEIGHTS
ASSESSMENT HEARING
OCTOBER 2, 2017**

The following are the minutes for the Assessment Hearing meeting of the City Council held at 6:15 PM on Monday October 2, 2017 in the City Council Chambers, City Hall, 590 40th Avenue N.E., Columbia Heights, Minnesota

1. CALL TO ORDER

Mayor Schmitt called the meeting to order at 6:17 p.m.

2. ROLL CALL

Present: Mayor Schmitt, Councilmembers Williams, Murzyn, Jr., Buesgens and Novitsky

Also Present: Walt Fehst; City Manager, Joe Kloiber; Finance Director, Katie Bruno; City Clerk/Council Secretary

1. PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT ROLL AND SPECIAL ASSESSMENT LEVY FOR DELINQUENT ACCOUNTS IDENTIFIED WITH THE FOLLOWING PROJECT NUMBERS:

P.I.R. 2017-MS-30-001	P.I.R. 2017-MS-30-002	P.I.R. 2017-MS-30-003	P.I.R. 2017-MS-30-004
P.I.R. 2017-MS-30-005	P.I.R. 2017-MS-30-006	P.I.R. 2017-MS-30-007	P.I.R. 2017-MS-30-008
P.I.R. 2017-MS-30-009	P.I.R. 2017-MS-30-010	P.I.R. 2017-MS-30-011	P.I.R. 2017-MS-30-012
P.I.R. 2017-MS-30-013	P.I.R. 2017-MS-30-014	P.I.R. 2017-MS-30-015	

A. Presentation by City Staff Providing Background Information.

Joe Kloiber, Finance Director reported annually, staff recommends that the City Council adopt a special assessment levy to collect miscellaneous charges on customer accounts that have reached the delinquent stage within the past year. These services include water, sewer, refuse, weed cutting, tree removal, stop box repair/replacement, nuisance/hazard abatement, etc. In prior years, the Council has adopted a one-year payment period for this type of assessment. This year, staff recommends that tree removal and stop box repairs over \$500 be assessed over a ten-year period, in order to provide the same terms currently offered if this work was performed under a City utility rehabilitation project. Kloiber suggested a 3.5% interest rate, as adopted in the previous assessment hearings.

B. Questions/Comments from City Council and the Public.

Nathan Konkler-4902 Jefferson St NE explained to the council that he was not aware of the assessment when he purchased his property in May of 2016. Director Kloiber indicated he will research the notification history.

C. Recommended Motions:

Motion by Councilmember Murzyn, Jr., seconded by Councilmember Novitsky to waive the reading of Resolution 2017-99, there being ample copies available to the public. All Ayes, Motion Carried.

Motion by Mayor Schmitt, seconded by Councilmember Murzyn, Jr. to adopt Resolution 2017-99, being a resolution to adopt an assessment roll and levy a special assessment with a one-year term for certain delinquent accounts, and changing the interest rate to 3.5%. All Ayes, Motion Carried.

Motion by Councilmember Murzyn, Jr., seconded by Councilmember Novitsky to waive the reading of Resolution 2017-100, there being ample copies available to the public.

Motion by Councilmember Murzyn, Jr., seconded by Councilmember Buesgens to adopt Resolution 2017-100, being a resolution to adopt an assessment roll and levy a special assessment with a ten-year term for certain delinquent accounts, and changing the interest rate to 3.5%. All Ayes, Motion Carried.

2. ADJOURN

Meeting adjourned at 6:27 p.m.



Respectively Submitted,
Katie Bruno, Council Secretary/City Clerk

RESOLUTION NO. 2017-99

A resolution of the City Council for the City of Columbia Heights, Minnesota, to adopt an assessment roll and levy a special assessment with a one-year term for certain delinquent accounts.

WHEREAS, one or more services required by city ordinance, including water, sewer, refuse, weedcutting, tree removal, stop box repair/replacement and abatement of nuisance/hazardous conditions, and numbered as projects

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| P.I.R. 2017-MS-30-001 | P.I.R. 2017-MS-30-002 | P.I.R. 2017-MS-30-003 | P.I.R. 2017-MS-30-004 |
| P.I.R. 2017-MS-30-005 | P.I.R. 2017-MS-30-006 | P.I.R. 2017-MS-30-007 | P.I.R. 2017-MS-30-008 |
| P.I.R. 2017-MS-30-009 | P.I.R. 2017-MS-30-010 | P.I.R. 2017-MS-30-011 | P.I.R. 2017-MS-30-012 |
| P.I.R. 2017-MS-30-013 | P.I.R. 2017-MS-30-014 | | |

have been provided to and benefited the properties listed in the assessment roll below; and,

WHEREAS, the charges to said properties for said services are unpaid and delinquent; and,

WHEREAS, the City Council of the City of Columbia Heights, Minnesota, met at 6:15 p.m. on the 2nd day of October 2017 in the City Council Chamber 590 40th Avenue N.E. Columbia Heights, Minnesota, being the time and place set when and where all persons interested could appear and be heard by the Council with respect to the benefits and cost of providing the services described below, a notice of such hearing having been heretofore duly published as required by law, and a notice mailed to each property owner of record, stating the proposed amount of the assessment; therefore,

Now, therefore, in accordance with all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

ORDER OF COUNCIL

BE IT RESOLVED by the City of Columbia Heights as follows:

Section 1. That this Council does hereby adopt the assessment roll below known and described as "Assessment Roll for 2017 Delinquent Accounts (A)", numbered as projects

P.I.R. 2017-MS-30-001	P.I.R. 2017-MS-30-002	P.I.R. 2017-MS-30-003	P.I.R. 2017-MS-30-004
P.I.R. 2017-MS-30-005	P.I.R. 2017-MS-30-006	P.I.R. 2017-MS-30-007	P.I.R. 2017-MS-30-008
P.I.R. 2017-MS-30-009	P.I.R. 2017-MS-30-010	P.I.R. 2017-MS-30-011	P.I.R. 2017-MS-30-012
P.I.R. 2017-MS-30-013	P.I.R. 2017-MS-30-014		

Section 2. That this Council hereby finds and determines that each of the parcels of land enumerated in the assessment roll was and is especially benefited by the services provided. The Council further finds and determines that the proper cost of these services to be especially assessed against each parcel of land is the amount of unpaid delinquent charges for said services.

Section 3. That said assessments may be paid in part or in full without interest on or before November 14, 2017.

Section 4. Payments will be accepted at Columbia Heights City Hall, 590 40th Avenue N.E. Columbia Heights, Minnesota, on or before November 14, 2017. Any amount unpaid after November 14, 2017, will be certified to the Anoka County Auditor for collection with the real estate taxes as a special assessment beginning with the taxes payable in the year 2018. The annual principal installments, together with 3.5% interest are due and payable with the real estate taxes for a period of one year or less.

Section 5. *[Removed]*

Section 6. This resolution shall take effect immediately upon passage.

RESOLUTION NO. 2017-100

A resolution of the City Council for the City of Columbia Heights, Minnesota, to adopt an assessment roll and levy a special assessment with a ten-year term for certain delinquent accounts.

WHEREAS, one or more services required by city ordinance, including tree removal or stop box repair/replacement, and numbered as project

P.I.R. 2017-MS-30-015

have been provided to and benefited the properties listed in the assessment roll below; and,

WHEREAS, the charges to said properties for said services are unpaid and delinquent; and,

WHEREAS, the City Council of the City of Columbia Heights, Minnesota, met at 6:15 p.m. on the 2nd day of October 2017 in the City Council Chamber 590 40th Avenue N.E. Columbia Heights, Minnesota, being the time and place set when and where all persons interested could appear and be heard by the Council with respect to the benefits and cost of providing the services described below, a notice of such hearing having been heretofore duly published as required by law, and a notice mailed to each property owner of record, stating the proposed amount of the assessment; therefore,

Now, therefore, in accordance with all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

ORDER OF COUNCIL

BE IT RESOLVED by the City of Columbia Heights as follows:

Section 1. That this Council does hereby adopt the assessment roll below known and described as "Assessment Roll for 2017 Delinquent Accounts (B)", numbered as project
P.I.R. 2017-MS-30-015

Section 2. That this Council hereby finds and determines that each of the parcels of land enumerated in the assessment roll was and is especially benefited by the services provided. The Council further finds and determines that the proper cost of these services to be especially assessed against each parcel of land is the amount of unpaid delinquent charges for said services.

Section 3. That said assessments may be paid in part or in full without interest on or before November 14, 2017.

Section 4. Payments will be accepted at Columbia Heights City Hall, 590 40th Avenue N.E. Columbia Heights, Minnesota, on or before November 14, 2017. Any amount unpaid after

November 14, 2017, will be certified to the Anoka County Auditor for collection with the real estate taxes as a special assessment beginning with the taxes payable in the year 2018. The annual principal installments, together with 3.5% interest are due and payable with the real estate taxes for a period of one year or less.

Section 5. Under Minnesota Statutes, Section 435.193 to 435.195, payment may be deferred for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments. When deferment has been granted and is terminated for any reason provided by law, all amounts accumulated, plus applicable interest, become due. Any assessed property owner meeting the requirements of this law and City Resolution No. 2016-130, adopted under it, may apply to the City Clerk on the prescribed form for such deferral of payments of these special assessments.

Section 6. This resolution shall take effect immediately upon passage.