

**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 6:00 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 6:00 p.m.

2. ROLL CALL

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

Also Present: Walt Fehst; City Manager, Kevin Hansen; Public Works Director, Kathy Young; Assistant City Engineer, Katie Bruno; City Clerk/Council Secretary

3. SPECIAL ASSESSMENT LEVY HEARING: 2017 SEAL COAT PROGRAM

A. Street Seal Coat Project

1) Presentation of Information on Seal Coat Project by Staff

Director of Public Works Kevin Hansen gave an overview of the project. Assessment rates are unchanged from the Improvement Hearing; \$306 for street rate and \$102 for avenue rate. Hansen indicated if the council intends to lower the interest rate from the proposed 5%, he and the Finance Director would suggest 3.5%; consistent with the 2016 assessment interest rate.

2) Questions and Comments on Seal Coat Project

Duane Anderson-1314 45½ questioned why he was being assessed twice. Director Hansen explained the city's assessment policy; clarifying that all properties pay both a street and avenue assessment.

A resident at 4555 Taylor requested clarification on the City's assessment policy. He also commented on the increased traffic on Taylor. Director Hansen said the city will look into it.

B. Close the Public Hearing

Motion by Councilmember Williams, seconded by Councilmember Murzyn, Jr. to close the Public Hearing of the 2017 Street Seal Coat, Project 1601. All Ayes, Motion Carried.

C. Consideration of Resolution

Motion by Councilmember Buesgens, seconded by Councilmember Williams to waive the reading of Resolution 2017-102, there being ample copies available for the public. All Ayes, Motion Carried.

Motion by Councilmember Buesgens, seconded by Councilmember Williams to adopt Resolution 2017-102 being a resolution levying and adopting the assessment for 2017 Zone 1 Street Seal Coat Improvement, City Project 1601, and changing the interest rate to 3.5%. All Ayes, Motion Carried.

4. CERTIFY PETITION AND WAIVER ASSESSMENTS

A. Water Service Curb Box and/or Curb Stop Replacement for Water Main Construction on Main Street

Director of Public Works Kevin Hansen reported as part of the water main construction project it was necessary for all property owners to have operating stop boxes. Two property owners (4121 and 4129 Main Street) have elected assessments. It is necessary to set the interest rate and adopt the resolution at this time in order to certify the Petition and Waiver assessments to Anoka County.

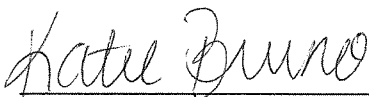
B. Consideration of Resolution

Motion by Councilmember Williams, seconded by Councilmember Murzyn, Jr. to waive the reading of Resolution 2017-101, there being ample copies available to the public. All Ayes, Motion Carried.

Motion by Councilmember Williams, seconded by Councilmember Novitsky to adopt Resolution 2017-101, being a resolution to certify 2017 Petition and Waiver assessments to Anoka County for collection with real estate taxes and changing the interest rate to 3.5%. All Ayes, Motion Carried.

5. ADJOURNMENT

Meeting adjourned at 6:16 p.m.



Respectively Submitted,
Katie Bruno, Council Secretary/City Clerk

RESOLUTION NO. 2017-101

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

WHEREAS, property owners petitioned the City Council for certain improvements and waived their rights for public hearings and appeals as provided in Minnesota State Statute; and,

WHEREAS, said improvements have been completed; and,

WHEREAS, this Council has heretofore estimated and fixed the cost of such improvements and has prepared an assessment roll therefore,

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

Section 1. That this Council does hereby adopt the aforesaid assessment roll for Petition and Waiver Construction Work, included in Project 2017-MS-30-015, a copy of which is attached hereto and made a part hereof.

Section 2: That said assessments may be paid in part or in full without interest on or before 4:15 p.m. on November 14, 2017. Any unpaid amount will be certified to Anoka County for collection with the real estate taxes beginning with the taxes payable in the year 2018. The annual principal installments, together with the 3.5% interest accrued on the unpaid balance are due and payable with the real estate taxes for a period of ten years.

Section 3: This resolution shall take effect immediately upon its passage.

RESOLUTION NO. 2017-102

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

WHEREAS, the City Council of Columbia Heights is adopting the assessment roll according to the City Charter for the following local improvements and determining that said improvements have been made and ratifying and conforming all other proceedings, heretofore had: Special Assessment numbered 2017-Z1-01-001: Seal Coat on Peters Place from Gould Avenue to Reservoir Boulevard, Gould Avenue from Central Avenue to Reservoir Boulevard, 41st Avenue from Dead end to Reservoir Boulevard, 42nd Avenue from Central Avenue to Reservoir Boulevard, 42½ Avenue from west Cul-de-sac to east Cul-de-sac, 43rd Avenue from Central Avenue to McLeod Street, Fillmore Street from 42nd Avenue to 42½ Avenue, Pierce Street from 42½ Avenue to 43½ Avenue, McLeod Street from Reservoir Boulevard to 45th Avenue, Royce Street from McLeod Street to 44th Avenue, Leander Lane from Royce Street to 44th Avenue, 45½ Avenue from Fillmore Street to Cul-de-sac, 46th Avenue from Central Avenue to Fillmore Street, 47th Avenue from Fillmore Street to Johnson Street, Tyler Street from 45th Avenue to 47th Avenue, Polk Street from 45th Avenue to 47th Avenue, Taylor Street from 45th Avenue to 47th Avenue, Fillmore Street from 45th Avenue to 46th Avenue, Pierce Street from 46th Avenue to 47th Avenue, Parkview Lane from 46th Avenue to 46th Avenue, Johnson Street from 46th Avenue to 47th Avenue, all in project 1601; and,

WHEREAS, the City Council of the City of Columbia Heights, Minnesota, met at 6:00 o'clock p.m. on the 2nd day of October, 2017, in the City Council Chambers, 590 40th Avenue NE, 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 benefits, and to the proportion of the cost of making the local improvements above described, 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; and,

WHEREAS, this Council has heretofore estimated and fixed the cost of such local improvements and has prepared an assessment roll therefore,

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

- Section 1. That this Council does hereby adopt the aforesaid assessment roll for local improvements known and described as "Zone 1 Seal Coat" numbered 2017-Z1-01-001, Project 1601, a copy of which is attached hereto and made a part hereof.
- Section 2: That this Council hereby finds and determines that each of the lots and parcels of land enumerated in said assessment roll was and is especially benefited by such improvement in an amount not less than the amount set opposite in the column headed "Actual Assessment Amount". And this Council further finds and determines that the proper proportion of the cost of such improvements to be specially assessed against such lot or parcel of land is the amount set opposite the description of each such lot or parcel of land respectively in said assessment roll.
- Section 3: That said assessments may be paid in part or in full without interest on or before 4:15 p.m. on November 14, 2017. Any unpaid amount will be certified to Anoka County for collection with the real estate taxes beginning with the taxes payable in the year 2018. The annual principal installments, together with 3.5% interest accrued on the unpaid balance are due and payable with the real estate taxes for a period of one year as designated on the assessment roll.
- Section 4: That this Council did hereby determine and re-determine to proceed with said improvement, does ratify and confirm all other proceedings heretofore had in regard to this improvement, and said improvement shall hereafter be known and numbered as Local Improvement numbered 2017-Z1-01-001, Project 1601.
- Section 5: This resolution shall take effect immediately upon its passage.