



## City of Columbia Heights

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

**Mayor**  
*Donna Schmitt*  
**Councilmembers**  
*Robert A. Williams*  
*John Murzyn, Jr.*  
*Connie Buesgens*  
*Nick Novitsky*  
**City Manager**  
*Walter R. Fehst*

The following is the agenda for a **Special Meeting** of the City Council for the Public Improvement Hearing to be held at **6:15 PM on Monday, February 5, 2018** 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. PUBLIC IMPROVEMENT HEARING: 2018 STATE AID STREET REHABILITATION PROGRAM

#### A. Street Rehabilitation Project

##### 1) Presentation of Information on State Aid Street Rehabilitation Project by Staff

- Main Street, 37<sup>th</sup> Avenue to 40<sup>th</sup> Avenue
- 37<sup>th</sup> Avenue, Main Street to 5<sup>th</sup> Street

##### 2) Questions and Comments on Street Rehabilitation Project

#### B. Close the Public Hearing

MOTION: Move to close the Public Hearing of the 2018 State Aid Street Rehabilitation, Project 1805.

#### C. Consideration of Resolution

MOTIONS: Move to waive the reading of Resolution 2018-10, there being ample copies available for the public.

Move to adopt Resolution 2018-10 being a resolution ordering improvement and preparation of plans for 2018 State Aid Street Rehabilitation, City Project 1805.

### 4. ADJOURNMENT

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Walt Fehst, City Manager



<b>AGENDA SECTION</b>	PUBLIC IMPROVEMENT HEARING
<b>ITEM NO.</b>	
<b>MEETING DATE</b>	FEBRUARY 5, 2018; 6:15 PM

**CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER**

<b>ITEM:</b>	PUBLIC HEARING: IMPROVEMENTS FOR 2018 STATE AID STREET REHABILITATION, PROJECT 1805		
<b>DEPARTMENT:</b>	Public Works	<b>CITY MANAGER'S APPROVAL:</b>	
<b>BY/DATE:</b>	Kevin Hansen / January 31, 2018	<b>BY/DATE:</b>	

**BACKGROUND:**

The City Council accepted the Feasibility Report and ordered an Improvement Hearing for February 5, 2018 at their meeting of January 8, 2018.

Staff held an informational meeting on January 30, 2018 at 6:15 p.m. Copies of the Feasibility Report were available to the public at this meeting. Prior to the informational meeting, MnDOT discussed the University Ave (TH 47) project, scheduled to begin in mid-April.

**ANALYSIS/CONCLUSIONS:**

Distributed at the January 8, 2018 regular City Council meeting was the Feasibility Report that details the scope of work and estimated costs for 2018 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 2018

1. Main Street, 37<sup>th</sup> Avenue to 40<sup>th</sup> Avenue
2. 37<sup>th</sup> Avenue, Main Street to 5<sup>th</sup> Street

◆ **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 pipe replacement and manhole rehabilitation is recommended. Castings and rings are scheduled for replacement on many structures.
- ◆ **Storm Sewer:** The lateral and trunk lines have all been cleaned and televised and the manholes/catch basins have been inspected. Pipe replacement/lining is recommended in several locations. This is being coordinated with the City of Minneapolis. Replacement/rehabilitation of several manholes/catch basins is also recommended. Castings and rings are scheduled for replacement on many structures.

- o Main Street, 38th Avenue to mid-block north and south  
(West side: Reconstruction in 2006, East side: Overlay in 2014)  
Owners on Main Street were assessed an Avenue rate for 38th Avenue.
- o 2nd Street, 37th Avenue to mid-block (Reconstruction in 2006)  
Owners on 2nd Street were assessed a Street rate for 2nd Street.
- o 2½ Street, 37th Avenue to mid-block (Reconstruction in 2006)  
Owners on 2½ Street were assessed a Street rate for 2½ Street.
- o 37th Avenue, University Avenue to Huset Parkway (Construction in 2005-2006)  
Owner on Huset Parkway was assessed a Street rate for Huset Parkway

**Resident Comments at Meeting:** Three property owners on Main Street attended the informational meeting. Residents were interested in the proposed construction work, the cost of the project, and assessment methodology. Other concerns expressed were owners on State Aid streets have not paid assessments in the past and residents need to deal with truck traffic which is not present on most non-State Aid streets.

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>
Main Street, 37 <sup>th</sup> Avenue to 40 <sup>th</sup> Avenue, and 37 <sup>th</sup> Avenue, Main Street to 5 <sup>th</sup> Street	Mill and Overlay	\$1,929.07	\$643.02

Rates without the State Aid subsidy are \$2,269.50 and \$756.50, respectively.

**RECOMMENDED MOTION(S):** Move to waive the reading of Resolution 2018-10, there being ample copies available for the public.

Move to adopt Resolution 2018-10, being a resolution ordering improvements and preparation of plans for 2018 State Aid Street Rehabilitation, City Project 1805.

- ATTACHMENT(S):**
- Resolution 2018-10
  - Informational Meeting Agenda
  - Assessment Rates
  - Maps
  - Public Improvement Hearing Notice

**RESOLUTION NO. 2018-10**

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

Whereas, Resolution 2018-04 of the Columbia Heights City Council adopted the 8<sup>th</sup> day of January, 2018, fixed a date for a Council hearing on the proposed improvement on Main Street from 37<sup>th</sup> Avenue to 40<sup>th</sup> Avenue, and on 37<sup>th</sup> Avenue from Main Street to 5<sup>th</sup> Street, 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 5<sup>th</sup> day of February, 2018, 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,

**1805 STATE AID STREET REHABILITATION**

Main Street, 37<sup>th</sup> Avenue to 40<sup>th</sup> Avenue  
37<sup>th</sup> Avenue, Main Street to 5<sup>th</sup> Street

Work includes required utility reconstruction, spot replacement of curb and gutter with required concrete or bituminous driveway and walk/step replacement, new concrete sidewalk on the north side of 37<sup>th</sup> Avenue from 3<sup>rd</sup> Street to University Avenue and from Huset Parkway to 5<sup>th</sup> Street, milling of existing street surface, new bituminous surfacing, sod 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 8<sup>th</sup> day of January, 2018.

These improvements shall also be known as Project No. 1805, PIR: 2018-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 5<sup>th</sup> day of February, 2018

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Donna Schmitt, Mayor

Attest:

\_\_\_\_\_  
Katie Bruno, City Clerk/Council Secretary

**CITY OF COLUMBIA HEIGHTS**  
**INFORMATIONAL MEETING**  
Street Rehabilitation: State Aid Streets

City Council Chamber  
Tuesday, January 30, 2018 6:00 p.m.

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**A G E N D A**

- **6:00–6:15**     **MnDOT Presentation**  
<http://www.dot.state.mn.us/metro/projects/hwy47mpls>
  
- **6:15–6:30**     **Staff Presentation**
  - **Introductions, Sign-in**
  - **City-wide Street Rehab Program (2014 – MSA streets)**
    - **Background**
      - **Large Investment in Infrastructure**
      - **Focus on maintaining and extending the life of streets**
    - **Evaluation performed (3 evaluation methods)**
    - **Goal: Doing right thing at the right time**
  - **Scope of Work**
    - **Street**
      - **Rehabilitation Strategy**
      - **Sidewalk on 37<sup>th</sup> Avenue: 3<sup>rd</sup> Street to University Avenue, and Huset Parkway to 5<sup>th</sup> Street**
    - **Utilities**
      - **Sanitary Sewer Lining**
      - **Storm Sewer Improvements**
      - **Structure Repair to Manholes / Catch Basins**
  - **Funding (Cost Share)**
    - **Policy Change**
    - **15% State Aid Subsidy (based on traffic volume – less than 2,000 ADT)**
    - **30% State Aid Subsidy (based on traffic volume – 2,000 to less than 5000 ADT)**
    - **15% Residential Property Subsidy**
  - **Assessment Methodology**
    - **Unit Rate Basis (per parcel)**
    - **Costs (based upon actual construction costs)**
  - **Other Construction Projects**
    - **University Avenue - TH 47, 27<sup>th</sup> Avenue (Minneapolis) to 44<sup>th</sup> Avenue**
    - **39<sup>th</sup> Avenue, Roundabout to Central Avenue**
    - **Seal Coat: Reservoir Blvd to Stinson Blvd, 37<sup>th</sup> Ave to 45<sup>th</sup> Ave**
  
- **6:30–7:15**     **General Questions/Comments**

**2018 STREET REHABILITATION PROJECTS**

**MILL AND OVERLAY**  
P.I.R. 2018-SA-44-001 - COLUMBIA HEIGHTS PROJECT 1805

MAIN STREET                    37TH AVENUE TO 40TH AVENUE  
37TH AVENUE                 MAIN STREET TO UNIVERSITY AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$195,589.64
ENGINEERING AND ADMINISTRATION	\$19,558.96
TOTAL PROJECT COST	\$215,148.60

ASSESSMENT:

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

65 PARCELS AT RESIDENTIAL STREET RATE  
33.25 PARCELS AT RESIDENTIAL AVENUE RATE

ASSESSMENT RATE:

$$\frac{\$215,148.60}{80.58} = \$2,670.00 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$215,148.60
CITY SHARE	-\$58,165.88
ASSESSED COST	\$156,982.72

PROPOSED ASSESSMENT RATES:

			CONVENTIONAL RATE	M.S.A.S. SUBSIDY	ASSESSMENT RATES
C, I, MF STREET	$\frac{\$3,631.20}{1.60}$	=	\$2,267.00 / PARCEL	-\$400.50 / PARCEL	\$2,269.50 / PARCEL
C, I, MF AVENUE	$\frac{\$6,581.55}{8.70}$	=	\$890.00 / PARCEL	-\$133.50 / PARCEL	\$756.50 / PARCEL
RESIDENTIAL STREET	$\frac{\$125,389.55}{65.00}$	=	\$2,269.50 / PARCEL	-\$340.43 / PARCEL	\$1,929.07 / PARCEL
RESIDENTIAL AVENUE	$\frac{\$21,380.42}{33.25}$	=	\$756.50 / PARCEL	-\$113.48 / PARCEL	\$643.02 / PARCEL

2018 STREET REHABILITATION PROJECTS

MILL AND OVERLAY

P.I.R. 2018-SA-44-001 - COLUMBIA HEIGHTS PROJECT 1805

37TH AVENUE UNIVERSITY AVENUE TO 5TH STREET

ESTIMATED COSTS:

CONSTRUCTION	\$13,908.27
ENGINEERING AND ADMINISTRATION	\$1,390.83
TOTAL PROJECT COST	\$15,299.10

ASSESSMENT:

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

ASSESSMENT RATE:  $\frac{\$15,299.10}{5.73} = \$2,670.00 / \text{PARCEL}$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$15,299.10
CITY SHARE	-\$4,583.50
ASSESSED COST	\$10,715.60

PROPOSED ASSESSMENT RATES:

	CONVENTIONAL RATE	M.S.A.S. SUBSIDY	ASSESSMENT RATES
C, I, MF STREET	$\frac{\$5,980.80}{3.20} = \$2,670.00 / \text{PARCEL}$	-\$801.00 / PARCEL	\$1,869.00 / PARCEL
C, I, MF AVENUE	$\frac{\$4,734.80}{7.60} = \$900.00 / \text{PARCEL}$	-\$267.00 / PARCEL	\$623.00 / PARCEL
RESIDENTIAL STREET	$\frac{\$0.00}{0.00} = \$2,269.50 / \text{PARCEL}$	-\$680.85 / PARCEL	\$1,588.65 / PARCEL
RESIDENTIAL AVENUE	$\frac{\$0.00}{0.00} = \$756.50 / \text{PARCEL}$	-\$226.95 / PARCEL	\$529.55 / PARCEL

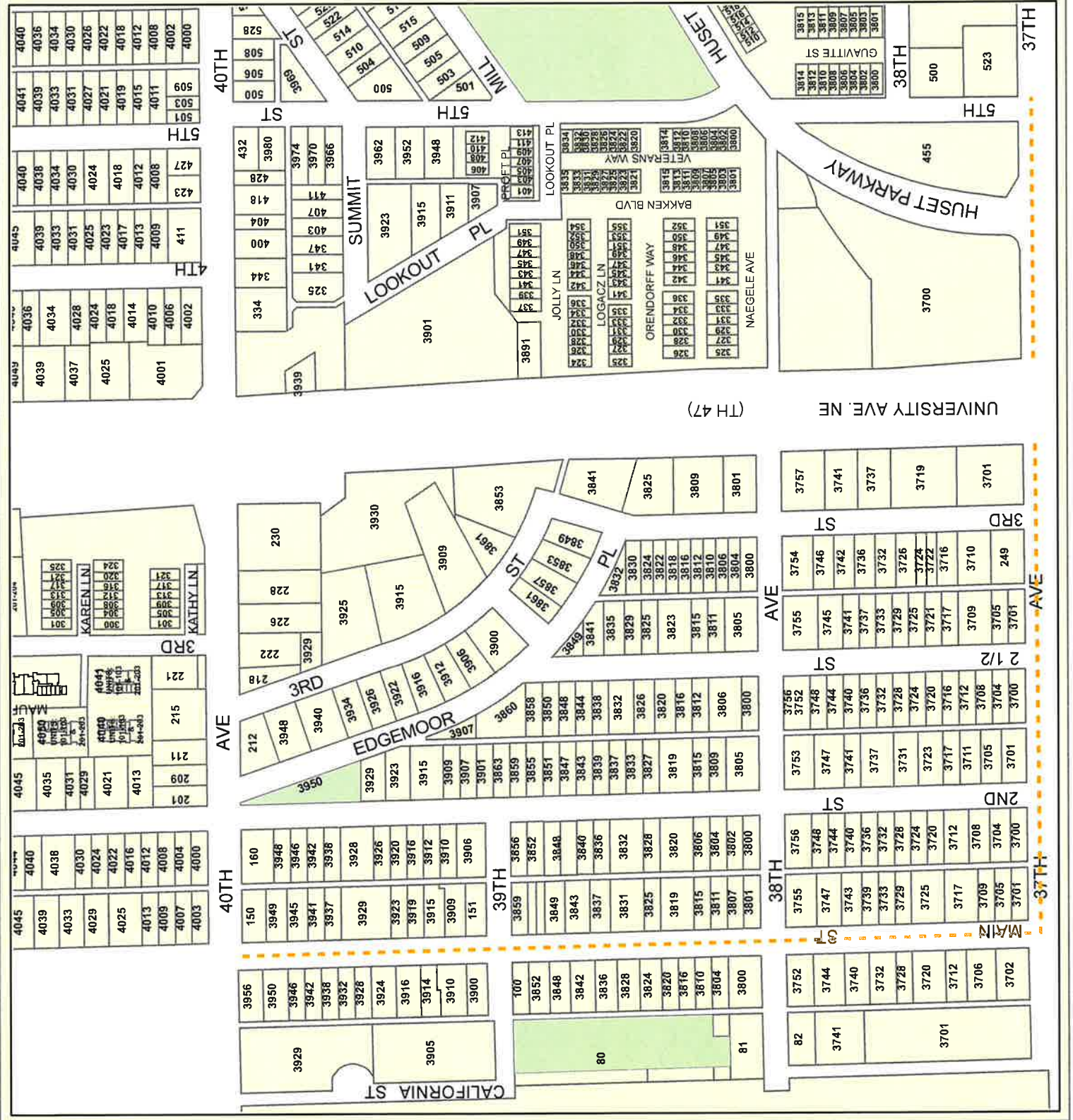


**PROPOSED 2018  
STATE AID STREET  
REHABILITATION**  
MAIN STREET  
37TH TO 40TH AVENUES  
37TH AVENUE  
MAIN TO 5TH STREETS

**LEGEND**  
--- Mill and Overlay



**CITY OF COLUMBIA HEIGHTS  
GIS / ENGINEERING DEPT**  
Map Date: January 2018  
Map Author: K Young



(TH 47)

UNIVERSITY AVE. NE

AVE

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2ND

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City of  
Columbia Heights

**PROPOSED 2018  
STATE AID STREET  
REHABILITATION**  
MAIN STREET  
37TH TO 40TH AVENUES  
37TH AVENUE  
MAIN TO 5TH STREETS

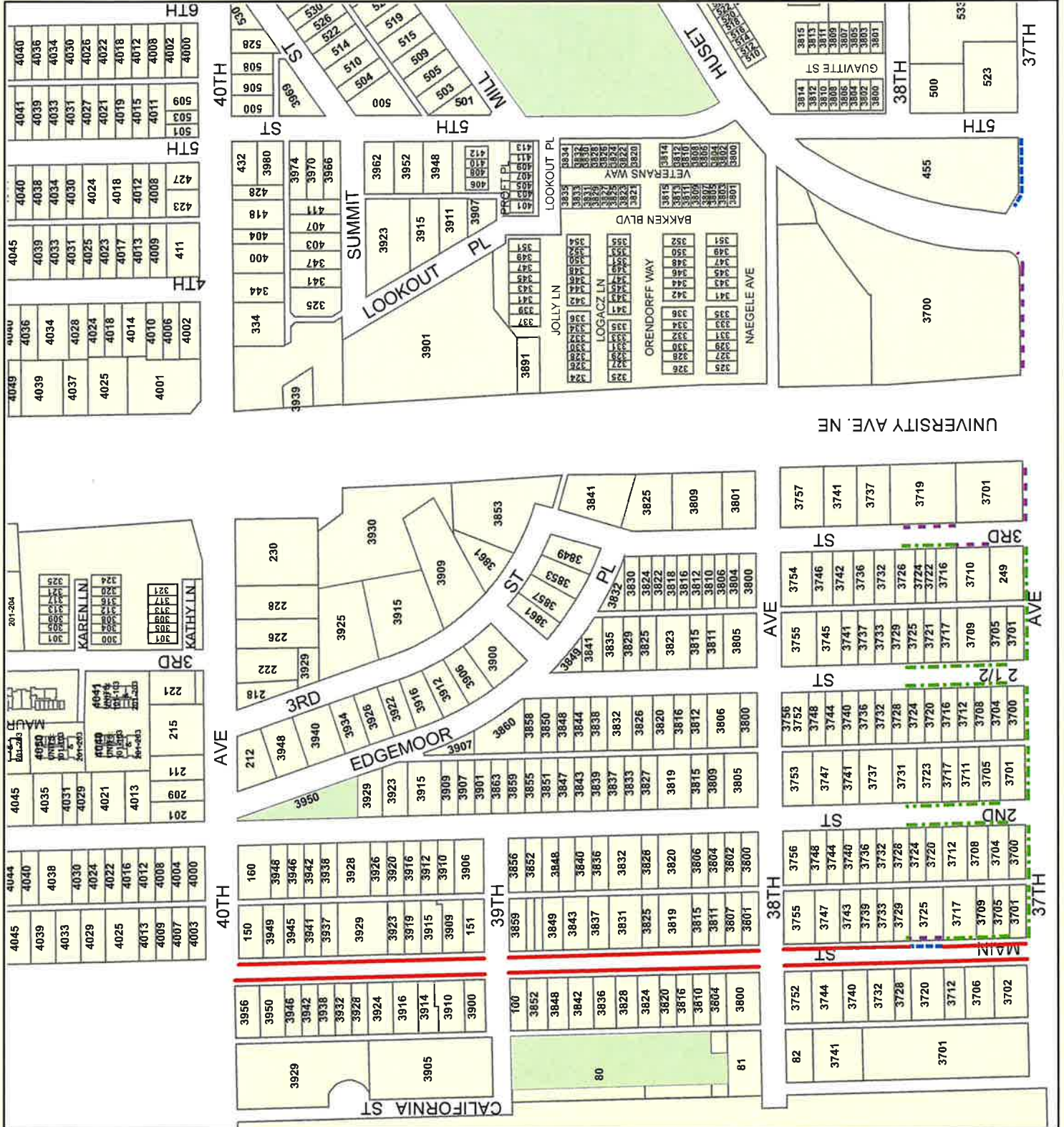
**LEGEND**

- 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 2018  
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 5, 2018**, at 6:15 p.m. in the City Council Chamber, 590 40<sup>th</sup> Avenue N.E., to consider:

**2018 STATE AID STREET REHABILITATION PROGRAM  
CITY PROJECT 1805**

**STREET MILL AND OVERLAY**  
**P.I.R. 2018-SA-44-001**

Work includes required utility reconstruction, spot replacement of curb and gutter with required concrete or bituminous driveway and walk/step replacement, new concrete sidewalk on the north side of 37<sup>th</sup> Avenue from 3<sup>rd</sup> Street to University Avenue and from Huset Parkway to 5<sup>th</sup> Street, milling of existing street surface, new bituminous surfacing, sod restoration, miscellaneous construction items, and appurtenances in the following generally described area:

Main Street 37 <sup>th</sup> Avenue	37 <sup>th</sup> Avenue to 40 <sup>th</sup> Avenue Main Street to 5 <sup>th</sup> Street
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Estimated Cost of Improvements (not including utilities):	\$230,450.
Estimated Assessments for above improvements:	\$167,700.

Parcels Proposed to be Assessed or Impacted:

34-30-24-41-0008	34-30-24-44-0025	35-30-24-33-0053	35-30-24-33-0132
34-30-24-41-0009	34-30-24-44-0026	35-30-24-33-0054	35-30-24-33-0133
34-30-24-41-0010	34-30-24-44-0027	35-30-24-33-0055	35-30-24-33-0134
34-30-24-41-0011	34-30-24-44-0028	35-30-24-33-0056	35-30-24-33-0135
34-30-24-41-0012	34-30-24-44-0029	35-30-24-33-0057	35-30-24-33-0136
34-30-24-41-0013	34-30-24-44-0030	35-30-24-33-0092	35-30-24-33-0137
34-30-24-41-0014	34-30-24-44-0031	35-30-24-33-0093	35-30-24-33-0148
34-30-24-41-0015	34-30-24-44-0032	35-30-24-33-0102	35-30-24-33-0149
34-30-24-41-0016	34-30-24-44-0033	35-30-24-33-0103	35-30-24-33-0150
34-30-24-41-0017	35-30-24-32-0057	35-30-24-33-0104	35-30-24-33-0151
34-30-24-41-0018	35-30-24-32-0058	35-30-24-33-0105	35-30-24-33-0152
34-30-24-41-0019	35-30-24-32-0059	35-30-24-33-0106	35-30-24-33-0153
34-30-24-44-0004	35-30-24-32-0061	35-30-24-33-0108	35-30-24-33-0154
34-30-24-44-0005	35-30-24-32-0062	35-30-24-33-0109	35-30-24-33-0155
34-30-24-44-0006	35-30-24-32-0063	35-30-24-33-0110	35-30-24-33-0156
34-30-24-44-0007	35-30-24-32-0064	35-30-24-33-0111	35-30-24-33-0157
34-30-24-44-0008	35-30-24-32-0065	35-30-24-33-0112	35-30-24-33-0158
34-30-24-44-0009	35-30-24-32-0066	35-30-24-33-0125	35-30-24-33-0159
34-30-24-44-0010	35-30-24-32-0250	35-30-24-33-0126	35-30-24-33-0160
34-30-24-44-0011	35-30-24-32-0251	35-30-24-33-0127	35-30-24-33-0161
34-30-24-44-0012	35-30-24-33-0049	35-30-24-33-0128	35-30-24-33-0162
34-30-24-44-0022	35-30-24-33-0050	35-30-24-33-0129	35-30-24-33-0163
34-30-24-44-0023	35-30-24-33-0051	35-30-24-33-0130	35-30-24-33-0164
34-30-24-44-0024	35-30-24-33-0052	35-30-24-33-0131	35-30-24-33-0165

35-30-24-33-0177	35-30-24-33-0182	35-30-24-33-0185
35-30-24-33-0180	35-30-24-33-0183	35-30-24-34-0031
35-30-24-33-0181	35-30-24-33-0184	35-30-24-34-0239

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 \$230,450. 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  
WALTER FEHST, CITY MANAGER

Published in Focus on 1/19/2018 and 1/26/2018