



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 **6:00 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 CONCRETE ALLEY CONSTRUCTION PROGRAM

A. Alley Construction Project

- 1) Presentation of Information on Concrete Alley Construction Project by Staff
 - Washington Street to Jefferson Street, 41st Avenue to 42nd Avenue
 - Madison Street to Monroe Street, 40th Avenue to 41st Avenue
 - Madison Street to Monroe Street, 42nd Avenue to 43rd Avenue
- 2) Questions and Comments on Alley Construction Project

MOTION: Move to close the Public Hearing of the 2019 Concrete Alley Construction, Project 1906, and waive the reading of Resolution 2019-16, there being ample copies available for the public.

MOTION: Move to adopt Resolution 2019-16 being a resolution ordering improvements and preparation of plans for 2019 Concrete Alley Construction, City Project 1906.

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; 6:00 PM

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	PUBLIC HEARING: IMPROVEMENTS FOR 2019 CONCRETE ALLEY CONSTRUCTION, PROJECT 1906		
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.

The following bituminous alleys are proposed to be reconstructed with concrete:

- Washington Street to Jefferson Street, 41st Avenue to 42nd Avenue,
- Madison Street to Monroe Street, 40th Avenue to 41st Avenue, and
- Madison Street to Monroe Street, 42nd Avenue to 43rd Avenue.

Staff held an Informational Meeting on January 22, 2019 at City Hall from 6:00 to approximately 7:00 p.m. Copies of the Feasibility Report were available to the public at this meeting.

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 the alleys.

♦ **Proposed Construction**

The alleys will be 12' wide and constructed with concrete. Small areas of bituminous or concrete driveways and turf area adjacent to the alleys will be reconstructed to match the new alley grades.

Because of grade differences, several properties have limited access to the alleys. In previous assessments (2015) Council reduced the assessments by 37.5% for limited access and 50% with restricted access. This reduction is not reflected in the financing and would increase the cost to infrastructure fund.

Privately owned retaining walls along the alleys range from good to poor condition. Staff will work with property owners at these locations to determine if walls should be protected, removed, or replaced.

♦ **Utilities**

There are no city-owned utilities in these alleys. During design phase, staff will be evaluating the feasibility of adding storm sewer to improve drainage.

♦ **Financing:** Concrete Alley Construction

The estimated project costs are as follows:

- | | | |
|----|-----------------------------|------------|
| 1. | Concrete alley construction | \$465,740. |
| 2. | Utilities | \$ * |

Project funding is proposed as follows:

- o Assessments \$227,130.
- o Infrastructure (Construction) \$216,920.
- o Infrastructure Fund (Engineering and Admin) \$ 21,690.

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 \$ *

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

◆ **Active Past Assessments:**

Property owners on Jefferson Street had an assessment for mill and overlay construction in 2016 with term ending in 2027. All other property owners had assessments for full street reconstruction in either 2002 or 2003 with terms ending in 2017 or 2018.

Resident sentiment at Informational meeting:

Twelve residents attended the meeting. *(Staff responses are shown in italics.)*

- Discussion concerning construction included whether options other than concrete were considered *(concrete lasts longer and maintains shape (inverse crown) for storm water runoff)*, how driveways are matched *(as needed, 3' to 5' of driveway is removed and replaced)*, parking on the streets during construction, slope of the alley apron at 40th Avenue, and tree removal *(apron and tree will be reviewed during design)*.
- Questions concerning assessments included payment procedures *(payment options explained)*, how City proves benefit to properties in order to assess and how this fits into City Council's goal of affordability *(City pays 55% of construction cost for residential properties supporting the City's goal #3 of affordability and #7 of strong infrastructure)*, and what is trade off in not doing alley at this time *(these alley were chosen due to their high maintenance frequency)*.
- Many of the residents in attendance felt the alleys needed to be done, but were concerned about the cost of the assessment. *(the proposed assessments follow the alley assessing policy of the Council implemented in 1999 with 14 alleys reconstructed and in 2014 with 3 alleys reconstructed)*

The proposed assessments for residential properties are shown below:

<u>Location</u>	<u>Type of Rehabilitation</u>	<u>Proposed Assessment</u>
Alley	Concrete Construction	\$2,871.00

RECOMMENDED MOTION(S): Move to waive the reading of Resolution 2019-16, there being ample copies available for the public.

Move to adopt Resolution 2019-16, being a resolution ordering improvements and preparation of plans for 2019 Concrete Alley Construction, City Project 1906.

ATTACHMENT(S): Resolution 2019-16, Informational Meeting Agenda, Attendance Sheet, Assessment Rates, Map, Public Improvement Hearing Notice

RESOLUTION NO. 2019-16

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

Whereas, Resolution 2018-90 of the Columbia Heights City Council adopted the 26th day of November, 2018, fixed a date for a Council hearing on the proposed improvement of the alleys located from Washington Street to Jefferson Street between 41st Avenue and 42nd Avenue, Madison Street to Monroe Street between 40th Avenue and 41st Avenue, and Madison Street to Monroe Street between 42nd Avenue and 43rd 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,

1906 CONCRETE ALLEY CONSTRUCTION

Washington Street to Jefferson Street, 41st Avenue to 42nd Avenue,
Madison Street to Monroe Street, 40th Avenue to 41st Avenue, and
Madison Street to Monroe Street, 42nd Avenue to 43rd Avenue

The proposed width remains approximately the same. Work includes removal of existing materials as needed, storm sewer extension (if feasible) and new granular subbase if needed, 6" of new aggregate base, 8" of new concrete surfacing, and restoration of adjacent concrete, bituminous and turf surfaces.

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, 2019.

These improvements shall also be known as Project No. 1906, PIR: 2019-AL-06-001 and 2019-AL-06-002.

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

CITY OF COLUMBIA HEIGHTS INFORMATIONAL MEETING

Concrete Alley Construction

City Council Chamber

Tuesday, January 22, 2019 - 6:00 p.m.

A G E N D A

- **6:00 – 6:30 Staff Presentation**
 - **Introductions, Sign-in**
 - **City-wide Street Rehab Program**
 - **Background**
 - **Large Investment in Infrastructure**
 - **Evaluation performed**
 - **Deflectometer testing (strength)**
 - **Visual survey (condition)**
 - **Existing structure**
 - **Goal: Doing right thing at the right time**
 - **Alley Engineering Report (copy available)**
 - **Scope of Work**
 - **Alleys**
 - **Remove bituminous surface and underlying materials**
 - **Install 6” Class 5**
 - **Construct 8” Concrete Alley**
 - **Inverse Crown**
 - **Restore Driveways and Turf**
 - **Limited Access during construction**
 - **Utilities**
 - **Storm Sewer Improvements**
 - **Retaining Walls**
 - **Estimated Costs (final based upon actual)**
 - **Funding (Cost Share)**
 - **Assessment Methodology**
 - **Unit Rate Basis (per parcel)**
 - **Improvement Process and Schedule**
 - **Informational Meeting (1/22/19)**
 - **Improvement Hearing (2/4/19)**
 - **Final Plans & Bidding (3/19)**
 - **Pre-Construction Meeting (5/19)**
 - **Construction (5/19 – 7/19)**
 - **Assessment Hearing (10/19)**
 - **Assessment will appear on Property Tax Statement**
- **General Questions/Citizen Comments**

2019 ALLEY IMPROVEMENT PROJECTS

CONCRETE ALLEY CONSTRUCTION

P.I.R. 2019-AL-06-001 AND P.I.R. 2019-AL-06-002
COLUMBIA HEIGHTS PROJECT 1906

WASHINGTON STREET TO JEFFERSON STREET, 41ST AVENUE TO 42ND AVENUE
MADISON STREET TO MONROE STREET, 40TH AVENUE TO 41ST AVENUE
MADISON STREET TO MONROE STREET, 42ND AVENUE TO 43RD AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$423,400.00
ENGINEERING AND ADMINISTRATION	\$42,340.00

TOTAL PROJECT COST	\$465,740.00

ASSESSMENT:

- 5 PARCELS AT C, I, MF RATE
(COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)
- 68 PARCELS AT RESIDENTIAL RATE

ASSESSMENT RATE:

$$\frac{\$465,740.00}{73.00} = \$6,380.00 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$465,740.00
CITY SHARE	-\$238,612.00

ASSESSED COST	\$227,128.00

PROPOSED ASSESSMENT RATES:

C, I, MF ALLEY	\$31,900.00 ----- 5.00	=	\$6,380.00 / PARCEL
RESIDENTIAL ALLEY	\$195,228.00 ----- 68.00	=	\$2,871.00 / PARCEL




City of
Columbia Heights

PROPOSED 2019 CONCRETE ALLEY CONSTRUCTION

Washington St to Jefferson St,
41st Ave to 42nd Ave
Madison St to Monroe St,
40th Ave to 41st Ave
Madison St to Monroe St
42nd Ave to 43rd Ave

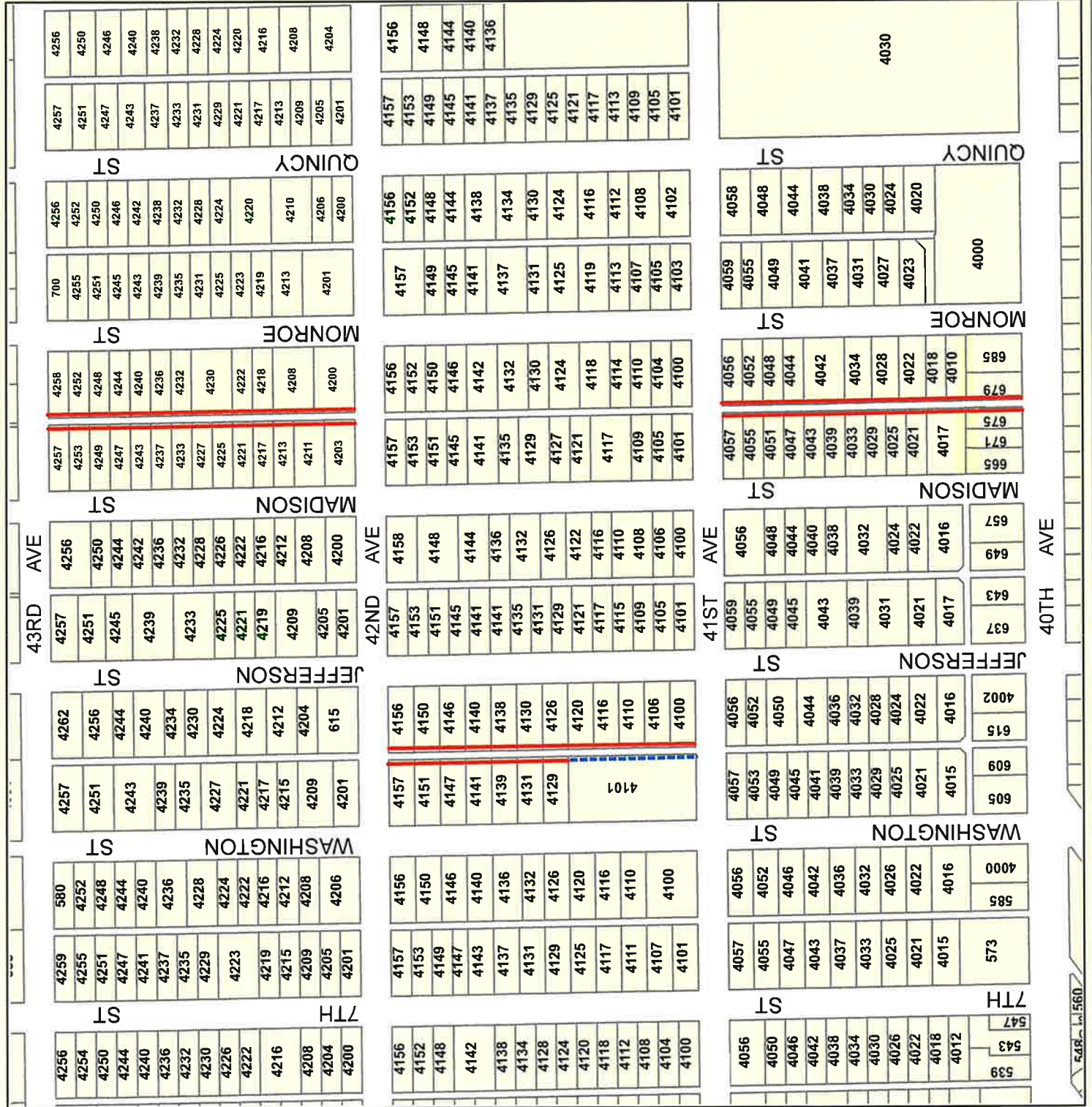
LEGEND

-  Residential Street / Alley 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 6:00 p.m.** in the City Council Chambers, 590 40th Avenue N.E. to consider:

**2019 CONCRETE ALLEY IMPROVEMENT
P.I.R. 2019-AL-06-001 – CITY PROJECT 1906
P.I.R. 2019-AL-06-002 – CITY PROJECT 1906**

Concrete Alley Construction: Washington Street to Jefferson Street, 41st Avenue to 42nd Avenue
Madison Street to Monroe Street, 40th Avenue to 41st Avenue
Madison Street to Monroe Street, 42nd Avenue to 43rd Avenue

The proposed width remains approximately the same. Work includes removal of existing materials as needed, storm sewer extension and new granular subbase if needed, 6" of new aggregate base, 8" of new concrete surfacing, and restoration of adjacent concrete, bituminous and turf surfaces.

Estimated Cost of Improvements (not including utilities): \$465,740.
Estimated Assessments for above improvements: \$227,130.

Parcels Proposed to be Assessed or Impacted:

35-30-24-13-0075	35-30-24-13-0094	35-30-24-13-0163	35-30-24-42-0076
35-30-24-13-0076	35-30-24-13-0095	35-30-24-13-0164	35-30-24-42-0077
35-30-24-13-0077	35-30-24-13-0096	35-30-24-13-0165	35-30-24-42-0079
35-30-24-13-0078	35-30-24-13-0097	35-30-24-13-0166	35-30-24-42-0080
35-30-24-13-0079	35-30-24-13-0098	35-30-24-13-0167	35-30-24-42-0083
35-30-24-13-0080	35-30-24-13-0099	35-30-24-13-0168	35-30-24-42-0084
35-30-24-13-0081	35-30-24-13-0151	35-30-24-13-0169	35-30-24-42-0085
35-30-24-13-0082	35-30-24-13-0152	35-30-24-13-0170	35-30-24-42-0086
35-30-24-13-0083	35-30-24-13-0153	35-30-24-13-0195	35-30-24-42-0087
35-30-24-13-0084	35-30-24-13-0154	35-30-24-13-0196	35-30-24-42-0088
35-30-24-13-0085	35-30-24-13-0155	35-30-24-42-0068	35-30-24-42-0089
35-30-24-13-0086	35-30-24-13-0156	35-30-24-42-0069	35-30-24-42-0090
35-30-24-13-0087	35-30-24-13-0157	35-30-24-42-0070	35-30-24-42-0091
35-30-24-13-0088	35-30-24-13-0158	35-30-24-42-0071	35-30-24-42-0092
35-30-24-13-0089	35-30-24-13-0159	35-30-24-42-0072	35-30-24-42-0093
35-30-24-13-0090	35-30-24-13-0160	35-30-24-42-0073	
35-30-24-13-0091	35-30-24-13-0161	35-30-24-42-0074	
35-30-24-13-0092	35-30-24-13-0162	35-30-24-42-0075	

Said improvements are to be considered pursuant to Minnesota Statutes, Chapters 429, 444 and 469. The improvements are to be specially assessed on a unit, 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 \$465,740. 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.

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 handicapped persons are available upon request when the request is made at least 96 hours in advance. Please call the City Council Secretary at 763-706-3611 to make arrangements.

CITY OF COLUMBIA HEIGHTS
KELLI BOURGEOIS, CITY MANAGER

Published in Focus on 1/18/2019 and 1/25/2019