



## City of Columbia Heights

590 40<sup>th</sup> Avenue NE, Columbia Heights, MN 55421-3878 (763) 706-3600

Visit our website at: [www.columbiaheightsmn.gov](http://www.columbiaheightsmn.gov)

Mayor  
Donna Schmitt  
Councilmembers  
Robert 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 Assessment Levy Hearing to be held at 6:30 PM on Monday, October 5, 2020 in the Community Room, Columbia Heights Public Library, 3939 Central Avenue N.E., Columbia Heights, Minnesota.

1. CALL TO ORDER
2. ROLL CALL
3. SPECIAL ASSESSMENT LEVY HEARING: 2020 STREET REHABILITATION PROGRAM – ZONE 4A FULL STREET RECONSTRUCTION, 5<sup>TH</sup> STREET NE, 50<sup>TH</sup> AVENUE TO 51<sup>ST</sup> AVENUE AND 6<sup>TH</sup> STREET NE, 50<sup>TH</sup> AVENUE TO 51<sup>ST</sup> AVENUE
  - A. Street Rehabilitation Project
    - 1) Presentation of Information on Street Rehabilitation Program by Staff
    - 2) Questions and Comments on Street Rehabilitation Program
  - B. Close the Public Hearing  
MOTION: Move to close the Public Hearing of the 2020 Street Rehabilitation – Zone 4A, Project Number 1802.
  - C. Consideration of Resolution  
MOTIONS: Move to waive the reading of Resolution 2020-82, there being ample copies available for the public.  
  
Move to adopt Resolution 2020-82 being a resolution levying and adopting the assessment for 2020 Street Rehabilitation – Full Street Reconstruction, City Project 1802.
  - D. Consideration of Resolution – Petition and Waiver Assessments  
MOTIONS: Move to waive the reading of Resolution 2020-83, there being ample copies available for the public.  
  
Move to adopt Resolution 2020-83 being a resolution to certify 2020 petition and waiver assessments to Anoka County for collection with real estate taxes.
4. ADJOURNMENT

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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 [ntingley@columbiaheightsmn.gov](mailto:ntingley@columbiaheightsmn.gov), to make arrangements.



AGENDA SECTION	2020 HEARING ZONE 4A
ITEM NO.	
MEETING DATE	OCTOBER 5, 2020; 6:30 PM

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	ADOPT RESOLUTION 2020-82 BEING A RESOLUTION LEVYING AND ADOPTING THE ASSESSMENT FOR 2020 STREET REHABILITATION, ZONE 4A – FULL STREET RECONSTRUCTION		
DEPARTMENT:	Public Works	CITY MANAGER’S APPROVAL:	
BY/DATE:	Kevin Hansen / October 1, 2020	BY/DATE:	

BACKGROUND:

The Zone 4A Street Rehabilitation improvement project was approved on January 27, 2020 as part of the City’s comprehensive Street Rehabilitation program. The project consisted of full street reconstruction. The streets included in the project are:

FULL STREET RECONSTRUCTION

1. 5<sup>th</sup> Street NE 50<sup>th</sup> Avenue to 51<sup>st</sup> Avenue
2. 6<sup>th</sup> Street NE 50<sup>th</sup> Avenue to 51<sup>st</sup> Avenue

Water main was also replaced on 5<sup>th</sup> Street from 50<sup>th</sup> Avenue to 51<sup>st</sup> Avenue. Property owners were only assessed for stop box replacement/repairs if the stop box was not operable or accessible.

Attached are the resolution adopting the proposed assessments including assessment roll, assessment costs breakdown, maps identifying the assessment area, and the Notice of Public Hearing.

ANALYSIS/CONCLUSIONS:

The final assessment rates are the same as what was proposed at the Public Improvement Hearing. Specifically, the final rates of the assessment are shown below. The length or term of the assessment is 15 years. In accordance with past practice, the City will accept partial or full payment without interest until 4:15 p.m. on November 13, 2020 rather than 30 days after the hearing (November 4, 2020). The unpaid balance with interest would be added to the property taxes beginning in 2021.

<u>Construction Type</u>	<u>Type</u>	<u>Proposed Improvement Hearing</u>	<u>Final Assessment Rate</u>
Full Street Reconstruction	Residential Street Rate	\$ 4,800.00/Parcel	\$4,800.00/Parcel
	Residential Avenue Rate	\$ 1,600.00/Parcel	\$1,600.00/Parcel
	Non-residential Street Rate*	\$ 9,600.00/Parcel	\$9,600.00/Parcel
	Non-residential Avenue Rate*	\$ 3,200.00/Parcel	\$3,200.00/Parcel

\* Includes multi-family

The most recent full street reconstruction project was in 2011, almost 10 years ago. A comparable residential street assessment rate is not available. With the City Council’s support of the Street Rehabilitation program, very few streets need full reconstruction.

The final assessment rates are the same as what was proposed at the Improvement Hearing for stop box replacement/repair. Specifically, the final rates of the assessments are shown below.

<u>Construction Type</u>	<u>Proposed Improvement Hrg.</u>	<u>Final Assessment Rate</u>
Water Service Replacement		
Curb Stop and Box Replacement	\$1,500.00/Parcel	\$1,500.00/Parcel
Extend Curb Box		\$ 180.00/Parcel

Only one property needed the stopbox replaced and one property needed the curb box extended.

As part of the Levy Hearing, the City Council establishes the interest rate prior to levying the assessment. All mailed assessment notices were noticed with a 5.0% interest rate. For informational purposes, the Council established 4.5% for the Street Rehabilitation projects assessments at the 2018 hearing in October.

RECOMMENDED MOTION(S): Move to waive the reading of Resolution 2020-82, there being ample copies available to the public.

Move to adopt Resolution 2020-82 being a resolution levying and adopting the assessment for 2020 Street Rehabilitation, Zone 4A – Full Street Reconstruction, City Project 1802.

ATTACHMENT(S): Resolution 2020-82 with Assessment Roll  
Project Costs  
Project Map(s)  
Notice of Public Assessment Hearing

## RESOLUTION NO. 2020-82

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 2020-Z4-02-001: Zone 4A Full Street Reconstruction on 5<sup>th</sup> Street NE from 50<sup>th</sup> Avenue to 51<sup>st</sup> Avenue and on 6<sup>th</sup> Street NE from 50<sup>th</sup> Avenue to 51<sup>st</sup> Avenue, all in project 1802; and,

WHEREAS, the City Council of the City of Columbia Heights, Minnesota, met at 6:30 o'clock p.m. on the 5th day of October, 2020, in the Community Room of the Columbia Heights Public Library, 3939 Central 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 4 Full Street Reconstruction" numbered 2020-Z4-02-001, Project 1802, 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 Amounts". 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 13, 2020. Any unpaid amount will be certified to Anoka County for collection with the real estate taxes beginning with the taxes payable in the year 2021. The annual principal installments, together with 5% interest accrued on the unpaid balance are due and payable with the real estate taxes for a period of fifteen years or less 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 2020-Z4-02-001, Project 1802.

Section 5: This resolution shall take effect immediately upon its passage.

ORDER OF COUNCIL

Passed this 5th day of October, 2020

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Donna K. Schmitt, Mayor

Attest:

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary



City of Columbia Heights  
590 40th Avenue NE  
Columbia Heights, MN 55421-3878  
P: 763-706-3700  
www.columbiaheightsmn.gov

## Actual Assessment Amounts

Project 2020-Z4-02-001    Zone 4    Full Street Reconstru  
Assessment Term (Years): 15    Proposed Interest Rate: 5.000%

PIN	Address	Actual Assessment Amounts
26-30-24-24-0015	5005 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0016	5009 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0017	5015 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0018	5019 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0019	5023 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0020	5027 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0021	5029 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-24-0022	5033 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0023	5039 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0024	5043 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0025	5047 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0026	5051 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0027	5055 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0028	5059 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0029	5058 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0030	5054 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-24-0031	5050 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0032	5046 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0033	5042 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0034	5038 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0035	5034 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0036	5030 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0037	5024 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0038	5020 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0039	5016 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges



<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-24-0040	5014 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0041	5010 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0042	5006 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0043	5002 6TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0044	5001 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0045	5005 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0046	5011 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0047	5015 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0048	5017 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-24-0049	5023 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0050	5027 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0051	5035 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0052	5041 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0053	5045 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0054	5051 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0055	5059 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0056	5058 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0057	5052 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-24-0058	5046 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0059	5042 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0060	5036 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0061	5030 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0062	5024 5TH STREET	<b>\$4,980.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction \$180.00 Extend Curb Box
26-30-24-24-0063	5016 5TH STREET	<b>\$6,300.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction \$1,500.00 Curb Stop and Box Replacement
26-30-24-24-0064	5008 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0065	5004 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges
26-30-24-24-0066	5000 5TH STREET	<b>\$4,800.00 Total Assessment Amount Due</b> \$4,800.00 Full Street Reconstruction No other work charges

**Total for the Project: \$251,280.00**

2020 STREET REHABILITATION PROGRAM - ZONE 4A

FULL STREET RECONSTRUCTION  
P.I.R. 2020-Z4-02-001 - COLUMBIA HEIGHTS PROJECT 1802

5TH STREET NE                      50TH AVENUE TO 51ST AVENUE  
6TH STREET NE                      50TH AVENUE TO 51ST AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$453,818.00
ENGINEERING AND ADMINISTRATION	\$45,381.80
	-----
TOTAL PROJECT COST	\$499,199.80

ASSESSMENT:

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

ASSESSMENT RATE:

$$\frac{\$499,199.80}{52.00} = \$9,600.00 \text{ / PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$499,199.80
CITY SHARE	-\$249,599.90
	-----
ASSESSED COST	\$249,599.90

PROPOSED ASSESSMENT RATES:

C, I, MF STREET	\$0.00	-----	=	\$9,600.00 / PARCEL
	0.00			
C, I, MF AVENUE	\$0.00	-----	=	\$3,200.00 / PARCEL
	0.00			
RESIDENTIAL STREET	\$249,599.90	-----	=	\$4,800.00 / PARCEL
	52.00			
RESIDENTIAL AVENUE	\$0.00	-----	=	\$1,600.00 / PARCEL
	0.00			

2020 STREET REHABILITATION PROJECTS - ZONE 4A

P.I.R. 2020-Z4-02-001 - COLUMBIA HEIGHTS PROJECT 1802

5TH STREET NE 50TH AVENUE TO 51ST AVENUE

WATER STOP BOX REPLACEMENT/REPAIR

ESTIMATED COSTS

CONSTRUCTION	\$1,500.00
ENGINEERING AND ADMINISTRATION	\$150.00
	-----
CONSTRUCTION PROJECT COST	\$1,650.00

ASSESSMENT:

1 PARCELS

FULL ASSESSMENT RATE

$$\frac{\$1,650.00}{1.00} = \$1,650.00 / \text{PARCEL}$$

ESTIMATED COST SHARING

TOTAL PROJECT COST	\$1,650.00
CITY SHARE	-\$150.00
	-----
ASSESSED COST	\$1,500.00

PROPOSED ASSESSMENT RATE

$$\frac{\$1,500.00}{1.00} = \$1,500.00 / \text{PARCEL}$$

WATER CURB BOX EXTENSION

ESTIMATED COSTS

CONSTRUCTION	\$180.00
ENGINEERING AND ADMINISTRATION	\$18.00
	-----
CONSTRUCTION PROJECT COST	\$198.00

ASSESSMENT:

1 PARCELS

FULL ASSESSMENT RATE

$$\frac{\$198.00}{1.00} = \$198.00 / \text{PARCEL}$$

ESTIMATED COST SHARING

TOTAL PROJECT COST	\$198.00
CITY SHARE	-\$18.00
	-----
ASSESSED COST	\$180.00

PROPOSED ASSESSMENT RATE





$$\frac{\$180.00}{1.00} = \$180.00 / \text{PARCEL}$$

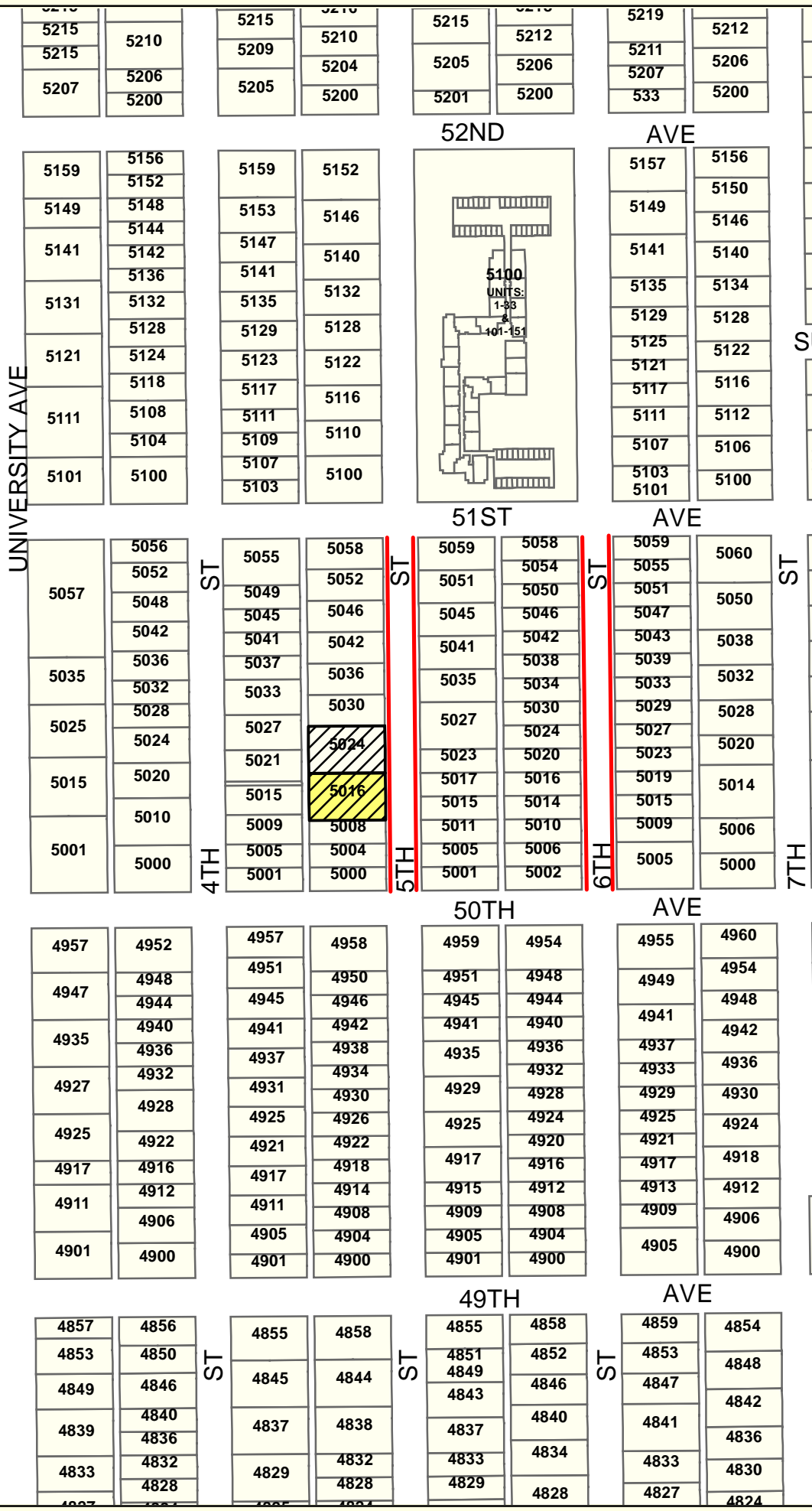
## 2020 STREET REHABILITATION PROJECTS - ZONE 4A

5TH STREET  
50TH - 51ST AVENUES

6TH STREET  
50TH - 51ST AVENUES

### LEGEND

-  Full Street Reconstruction
-  Residential Street Assessment
-  Water Service Stop Box Replacement
-  Curb Box Extension



CITY OF COLUMBIA HEIGHTS  
ANOKA COUNTY, MINNESOTA  
NOTICE OF HEARING FOR PROPOSED SPECIAL ASSESSMENTS

PURSUANT TO CITY CHARTER, Notice is hereby given that the City Council of Columbia Heights, Minnesota will conduct a public hearing on Monday, October 5, 2020 in the Community Room of the Columbia Heights Public Library – 3939 Central Avenue NE, Columbia Heights, Minnesota for the purpose of adopting an assessment roll for the following improvements, heretofore approved and construction substantially completed:

6:30 PM, MONDAY, OCTOBER 5, 2020

2020 Street Rehabilitation Program: Zone 4A - City Project 1802  
Full Street Reconstruction - P.I.R. 2020-Z4-02-001

STREET RECONSTRUCTION

P.I.R. 2020-Z4-02-001

AREA PROPOSED TO BE ASSESSED:  
(SECTION 26, T30, R24)

5<sup>TH</sup> STREET NE, 50<sup>TH</sup> TO 51<sup>ST</sup> AVENUES  
6<sup>TH</sup> STREET NE, 50<sup>TH</sup> TO 51<sup>ST</sup> AVENUES

TOTAL AMOUNT OF PROPOSED ASSESSMENTS:

The total amounts of the proposed assessments for the improvements and appurtenances are as follows:

STREET CONSTRUCTION	Assess 15 years at 5% interest	\$249,600.
STOPBOX REPLACEMENT/REPAIR	Assess 15 years at 5% interest	\$ 1,740.

The properties to be assessed are set forth below identified by Parcel Identification Number (PIN).

To find your tax parcel identification number, check your real estate tax statement.

26-30-24-24-0015	26-30-24-24-0028	26-30-24-24-0041	26-30-24-24-0054
26-30-24-24-0016	26-30-24-24-0029	26-30-24-24-0042	26-30-24-24-0055
26-30-24-24-0017	26-30-24-24-0030	26-30-24-24-0043	26-30-24-24-0056
26-30-24-24-0018	26-30-24-24-0031	26-30-24-24-0044	26-30-24-24-0057
26-30-24-24-0019	26-30-24-24-0032	26-30-24-24-0045	26-30-24-24-0058
26-30-24-24-0020	26-30-24-24-0033	26-30-24-24-0046	26-30-24-24-0059
26-30-24-24-0021	26-30-24-24-0034	26-30-24-24-0047	26-30-24-24-0060
26-30-24-24-0022	26-30-24-24-0035	26-30-24-24-0048	26-30-24-24-0061
26-30-24-24-0023	26-30-24-24-0036	26-30-24-24-0049	26-30-24-24-0062
26-30-24-24-0024	26-30-24-24-0037	26-30-24-24-0050	26-30-24-24-0063
26-30-24-24-0025	26-30-24-24-0038	26-30-24-24-0051	26-30-24-24-0064
26-30-24-24-0026	26-30-24-24-0039	26-30-24-24-0052	26-30-24-24-0065
26-30-24-24-0027	26-30-24-24-0040	26-30-24-24-0053	26-30-24-24-0066

ASSESSMENT ROLL AVAILABLE FOR INSPECTION

The proposed assessment rolls are now on file for public inspection at the City of Columbia Heights Clerk's Office, 590 - 40th Avenue NE, Columbia Heights, Minnesota. You are invited to examine the assessment rolls prior to the hearing during business hours. The assessment rolls will also be available for examination at the hearing.

OBJECTIONS AND APPEALS

Written and oral objections will be considered at the hearing. The City Council may adopt the assessments at the hearing or at a subsequent meeting. Minnesota Statute, Section 429.061, states that no appeal may be taken as to the amount of the assessment unless a written objection, signed by the affected property owner, is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. An owner may appeal an assessment to the District Court pursuant to Minnesota Statute, Section 429.081, by serving notice of the appeal upon the Mayor or the Clerk of the City within thirty (30) days after the adoption of the assessment and filing such notice with the District Court within (10) days after service upon the Mayor or the Clerk.

SENIOR CITIZEN DEFERMENT

Under Minnesota Statutes, Section 435.193 to 435.195, the Columbia Heights City Council may, in its discretion, defer the payment of special assessments 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. This deferral procedure shall apply only to assessments

which are payable in five or more annual installments. When deferment of the special assessments 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 Resolution No. 2019-99, adopted under it, may apply to the City Clerk on the prescribed form for such deferral of payments of these special assessments. If you qualify and wish a deferment, then contact the City Clerk.

#### AUTHORITY TO SPECIALLY ASSESS

The proposed assessments are to be levied pursuant to Minnesota Statutes, Chapter 429. The improvements are proposed to be assessed on an area, lot or frontage basis, or combination of these methods against properties abutting or tributary to said improvements. The areas, parcels, lots and pieces of property, as specifically described herein, are subject to said assessments. The amounts set forth in this Notice are the proposed final assessments. The City Council may levy and adopt special assessments that are the same or different than the proposed amounts.

#### PAYMENTS OF SPECIAL ASSESSMENTS

Once the special assessments are levied and adopted, the special assessments will be certified to the Anoka County Auditor to be extended on the property tax lists for collection with real estate taxes. Prior to this certification, however, the property owner may prepay a portion of or the entire amount of the special assessments without any interest thereon provided the prepayment is received no later than 4:15 pm on November 13, 2020. If the property owner wishes to prepay the special assessments without any interest, then such payment must be made to the City of Columbia Heights at City Hall, 590 - 40th Avenue NE, Columbia Heights, Minnesota 55421.

If prepayment is not received before 4:15 on November 13, 2020 then:

- (a) The annual principal installments, together with interest accrued on the unpaid balance, are due and payable together with real estate taxes.
- (b) Interest on the entire special assessments, from the date of levy to December 31<sup>st</sup> of the year in which the first installment is payable, is added to the first principal installment. The first installment will be due and payable in 2021.
- (c) If in the future the property owner wishes to pay off the remaining balance of the assessments, then Minnesota Statute, Section 429.061, Subdivision 3, provides that such payment may be made to the City of Columbia Heights, together with interest accrued to December 31<sup>st</sup> of the year in which payment is made as long as payment is made prior to November 15<sup>th</sup>; if the payoff occurs on or after November 15<sup>th</sup>, then interest for the next year is also added. Partial payment of the special assessments is not allowed by the City; the payment must be for the entire amount of the special assessments.

If the adopted assessments differ from the proposed assessments as to any particular lot, piece or parcel of land, then the City will mail to the owner a notice stating the amount of the adopted assessments. Owners will also be notified, by mail or at the assessment hearing, if the City Council adopts any changes in the interest rate or prepayment requirements from those contained in this Notice of Hearing.

Auxiliary aids for handicapped person are available upon request when the request is made at least 96 hours in advance. Call the City Council Secretary at 763-706-3611, or TDD 763-706-3692 (for deaf only) to make arrangements.

THE CITY OF COLUMBIA HEIGHTS

Kelli Bourgeois, City Manager

Publish in LIFE on September 18, 2020.





AGENDA SECTION	2020 PETITION AND WAIVER
ITEM NO.	
MEETING DATE	OCTOBER 5, 2020

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	ADOPT RESOLUTION 2020-83 BEING A RESOLUTION TO CERTIFY 2020 PETITION AND WAIVER ASSESSMENTS TO ANOKA COUNTY FOR COLLECTION WITH THE REAL ESTATE TAXES		
DEPARTMENT:	Public Works	CITY MANAGER'S APPROVAL:	
BY/Date:	Kevin Hansen / October 1, 2020	BY/Date:	

**BACKGROUND:**

As part of the 2020 Water Main Construction projects on Stinson Boulevard, 39<sup>th</sup> Avenue, and Arthur Street, it was necessary for all property owners to have operating stop boxes. This was important for the temporary water service connection. The work was performed by Northdale Construction Company.

**ANALYSIS/CONCLUSIONS:**

Anoka County requires a resolution to certify petition and waiver assessments to the Anoka County auditor for collection with the property taxes.

This resolution consists of assessing three property owners (1600 39<sup>th</sup> Avenue, 1702 39<sup>th</sup> Avenue, and 1835 39<sup>th</sup> Avenue) for curb stop/box replacement and/or repairs for a total of \$3,300.00. The assessment term is 10 years and the interest rate is 5.0% or less. 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.

Staff recommends the City Council adopt the following motions.

**RECOMMENDED MOTION(S):** Move to waive the reading of Resolution 2020-83, there being ample copies available to the public.

Move to adopt Resolution 2020-83 being a resolution to certify 2020 Petition and Waiver assessments to Anoka County for collection with the real estate taxes.

**ATTACHMENT:** Resolution 2020-83 with Assessment Roll

RESOLUTION NO. 2020-83

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 2020-SP-43-001, 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 13, 2020. Any unpaid amount will be certified to Anoka County for collection with the real estate taxes beginning with the taxes payable in the year 2021. The annual principal installments, together with 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.

ORDER OF COUNCIL

Passed this 5<sup>th</sup> day of October, 2020

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Donna K. Schmitt, Mayor

Attest:

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary



City of Columbia Heights  
590 40th Avenue NE  
Columbia Heights, MN 55421-3878  
P: 763-706-3700  
www.columbiaheightsmn.gov

## Proposed Assessment Amounts (summary)

Project 2020-SP-43-001 Special PETITION/WAIVER  
Assessment Term (Years): 10 Proposed Interest Rate: 5.000%

<b>PIN</b>	<b>Address</b>	<b>Proposed Assessment Amount</b>
36-30-24-43-0062	1702 39TH AVENUE	\$1,560.00
36-30-24-43-0068	1600 39TH AVENUE	\$1,560.00
36-30-24-43-0107	1835 39TH AVENUE	\$180.00