



## 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 6:45 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: 2019 CONCRETE ALLEY IMPROVEMENT – ALLEY CONSTRUCTION, WASHINGTON STREET TO JEFFERSON STREET FROM 41<sup>ST</sup> AVENUE TO 42<sup>ND</sup> AVENUE, MADISON STREET TO MONROE STREET FROM 40<sup>TH</sup> AVENUE TO 41<sup>ST</sup> AVENUE, MADISON STREET TO MONROE STREET FROM 42<sup>ND</sup> AVENUE TO 43<sup>RD</sup> AVENUE
  - A. Concrete Alley Construction Project
    - 1) Presentation of Information on Concrete Alley Construction Project by Staff
    - 2) Questions and Comments on Concrete Alley Construction Project
  - B. Close the Public Hearing  
MOTION: Move to close the Public Hearing of the 2019 Concrete Alley Improvement, Project Number 1906.
  - C. Consideration of Resolution  
MOTIONS: Move to waive the reading of Resolution 2020-84, there being ample copies available for the public.  
  
Move to adopt Resolution 2020-84 being a resolution levying and adopting the assessment for 2019 Concrete Alley Construction, City Project 1906.
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 CONCRETE ALLEYS
ITEM NO.	
MEETING DATE	OCTOBER 5, 2020; 6:45 PM

**CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER**

ITEM:	ADOPT RESOLUTION 2020-84 BEING A RESOLUTION LEVYING AND ADOPTING THE ASSESSMENT FOR 2019 CONCRETE ALLEY CONSTRUCTION		
DEPARTMENT:	Public Works	CITY MANAGER'S APPROVAL:	
BY/DATE:	Kevin Hansen / October 1, 2020	BY/DATE:	

**BACKGROUND:**

The Concrete Alley Construction project was approved on February 4, 2019, as part of the City's Alley Improvement program. The alleys included with the project are:

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

Attached are: Resolution with assessment roll adopting the proposed assessments, assessment costs breakdown, map identifying the assessment area, and Notice of Public Hearing.

**ANALYSIS/CONCLUSIONS:**

The final assessment rates for residential and non-residential properties are the same as what was proposed at the Public Improvement Hearing. Staff is not recommending subsidizing any parcels with limited/restricted access rates. Specifically, the final rates of the assessment are shown below. The length or term of the assessment is 10 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>
Concrete Alley	Residential Alley Rate	\$2,871.00/Parcel	\$2,871.00/Parcel
	Non-residential Alley Rate*	\$6,380.00/Parcel	\$6,380.00/Parcel

\* Includes multi-family

For comparison purposes, the residential alley rate in 2015 was \$2,050.

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 5.5% interest rate. For informational purposes, the Council established 4.5% for the levied assessments at the 2018 hearing in October.

**RECOMMENDED MOTION(S):** Move to close the public hearing and waive the reading of Resolution 2020-84, there being ample copies available to the public.

Move to adopt Resolution No. 2020-84 being a resolution levying and adopting the assessment for 2019 Concrete Alley Construction, City Project 1906.

**ATTACHMENTS:** Resolution 2020-84 with Assessment Roll, Project Cost, Project Map(s)  
 Notice of Public Assessment Hearing

## RESOLUTION NO. 2020-84

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 2019-AL-06-001 and 2019-AL-06-002: Concrete Alley Construction on alleys located between Jefferson Street and Washington Street from 41<sup>st</sup> Avenue to 42<sup>nd</sup> Avenue, Madison Street and Monroe Street from 40<sup>th</sup> Avenue to 41<sup>st</sup> Avenue, and Madison Street and Monroe Street from 42<sup>nd</sup> Avenue to 43<sup>rd</sup> Avenue, all in project 1906; and,

WHEREAS, the City Council of the City of Columbia Heights, Minnesota, met at 6:45 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 "Alley, Concrete" numbered 2019-AL-06-001 and 2019-AL-06-002, Project 1906, 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 13th, 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 5.5% interest accrued on the unpaid balance are due and payable with the real estate taxes for a period of ten 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 2019-AL-06-001 and 2019-AL-06-002, Project 1906.

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:

Attest:

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

\_\_\_\_\_  
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 2019-AL-06-001 Alley Alley, Concrete

Assessment Term (Years): 10 Proposed Interest Rate: 5.500%

PIN	Address	Actual Assessment Amounts
35-30-24-13-0075	4258 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0076	4252 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0077	4248 MONROE STREET	<b>\$3,267.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete \$396.00 Remove retaining wall
35-30-24-13-0078	4244 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0079	4240 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0080	4236 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0081	4232 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
35-30-24-13-0082	4230 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0083	4222 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0084	4218 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0085	4208 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0086	4200 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0087	4203 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0088	4211 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0089	4213 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0090	4217 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
35-30-24-13-0091	4221 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0092	4225 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0094	4237 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0095	4243 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0096	4247 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0097	4249 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0098	4253 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0099	4257 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0151	4156 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
35-30-24-13-0152	4150 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0153	4146 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0154	4140 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0155	4138 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0156	4130 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0157	4126 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0158	4120 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0159	4116 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0160	4110 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges



<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
35-30-24-13-0161	4106 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0162	4100 JEFFERSON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0164	4129 WASHINGTON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0165	4131 WASHINGTON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0166	4139 WASHINGTON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0167	4141 WASHINGTON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0168	4147 WASHINGTON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0169	4151 WASHINGTON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0170	4157 WASHINGTON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
35-30-24-13-0195	4227 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-13-0196	4233 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0068	4056 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0069	4052 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0070	4048 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0071	4044 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0072	4042 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0073	4034 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0074	4028 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
35-30-24-42-0075	4022 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0076	4018 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0077	4010 MONROE STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0079	679 40TH AVENUE	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0080	675 40TH AVENUE	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0083	4017 MADISON STREET	<b>\$3,701.40 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete \$830.40 Construct bit slope paving
35-30-24-42-0084	4021 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0085	4025 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0086	4029 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
35-30-24-42-0087	4033 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0088	4039 MADISON STREET	<b>\$3,397.70 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete \$526.70 Construct concrete driveway
35-30-24-42-0089	4043 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0090	4047 MADISON STREET	<b>\$4,355.50 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete \$1,484.50 Construct concrete driveway
35-30-24-42-0091	4051 MADISON STREET	<b>\$4,855.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete \$1,984.00 Construct concrete driveway
35-30-24-42-0092	4055 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
35-30-24-42-0093	4057 MADISON STREET	<b>\$2,871.00 Total Assessment Amount Due</b> \$2,871.00 Alley, Concrete No other work charges
<b>Total for the Project:</b>		<b>\$200,449.60</b>



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

## Actual Assessment Amounts

Project 2019-AL-06-002 Alley Alley, Concrete  
 Assessment Term (Years): 10 Proposed Interest Rate: 5.500%

PIN	Address	Actual Assessment Amounts
35-30-24-13-0163	4101 WASHINGTON STREET	<b>\$36,180.00 Total Assessment Amount Due</b> \$31,900.00 Alley, Concrete \$4,280.00 Construct conc. slope paving
<b>Total for the Project:</b>		<b>\$36,180.00</b>

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:

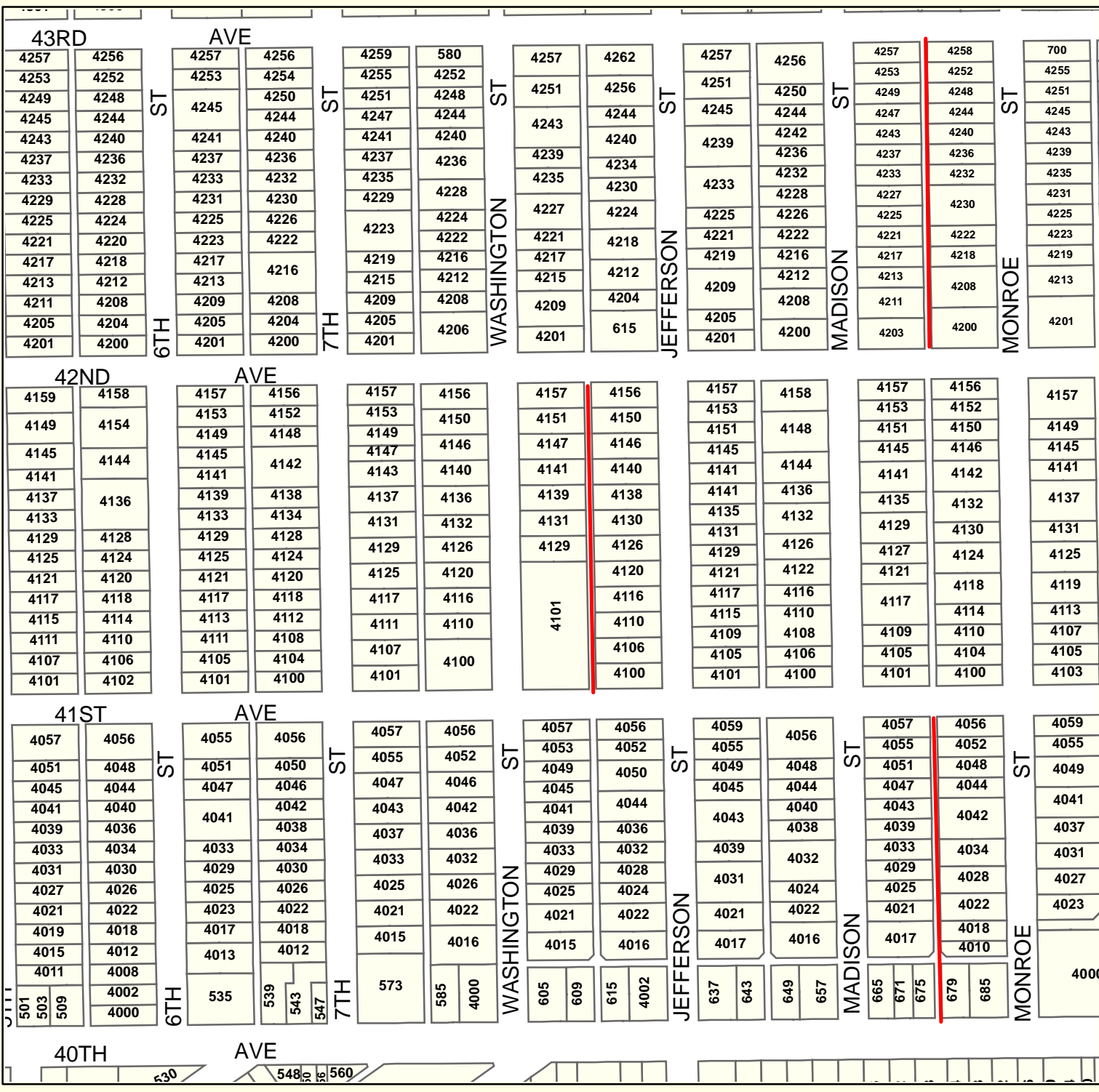
$$\frac{\$465,740.00}{73.00} = \$6,380.00 / \text{PARCEL}$$

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

### 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

Alley Reconstruction

Note: Utility construction  
is not shown.



CITY OF COLUMBIA HEIGHTS  
GIS / ENGINEERING DEPARTMENT  
Map Date: October 2020  
Map Author: K Young

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:

6:45 PM, MONDAY, OCTOBER 5, 2020  
2019 Concrete Alley Improvement - City Project 1906  
Concrete Alley Construction - P.I.R. 2019-AL-06-001  
Concrete Alley Construction - P.I.R. 2019-AL-06-002

CONCRETE ALLEY CONSTRUCTION

P.I.R. 2019-AL-06-001, P.I.R. 2019-AL-06-002

AREA PROPOSED TO BE ASSESSED:  
(SECTION 35, T30, R24)

WASHINGTON STREET TO JEFFERSON STREET, 41<sup>ST</sup> TO 42<sup>ND</sup> AVENUES  
MADISON STREET TO MONROE STREET, 40<sup>TH</sup> TO 41<sup>ST</sup> AVENUES  
MADISON STREET TO MONROE STREET, 42<sup>ND</sup> TO 43<sup>RD</sup> AVENUES

TOTAL AMOUNT OF PROPOSED ASSESSMENTS:

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

ALLEY CONSTRUCTION Assess 10 years at 5.5% interest \$227,130.

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.

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	

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 deferral 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 deferral, 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

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