



City of Columbia Heights

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

Visit our website at: 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 6:00 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 STATE AID STREET REHABILITATION PROGRAM – MILL AND OVERLAY AND TRAIL CONSTRUCTION, 37TH AVENUE NE, 5TH STREET TO CENTRAL AVENUE
 - A. Street Rehabilitation Project
 - 1) Presentation of Information on State Aid Street Rehabilitation Project by Staff
 - 2) Questions and Comments on Street Rehabilitation Project
 - B. Close the Public Hearing
MOTION: Move to close the Public Hearing of the 2019 State Aid Street Rehabilitation, Project Number 1907.
 - C. Consideration of Resolution
MOTIONS: Move to waive the reading of Resolution 2020-80, there being ample copies available for the public.

Move to adopt Resolution 2020-80 being a resolution levying and adopting the assessment for 2019 State Aid Street Rehabilitation – Mill and Overlay and Trail Construction, City Project 1907.
4. 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 ntingley@columbiaheightsmn.gov, to make arrangements.



AGENDA SECTION	2020 HEARING 37 TH AVENUE
ITEM NO.	
MEETING DATE	OCTOBER 5, 2020; 6:00 PM

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	ADOPT RESOLUTION 2020-80 BEING A RESOLUTION LEVYING AND ADOPTING THE ASSESSMENT FOR 2019 STATE AID STREET REHABILITATION		
DEPARTMENT:	Public Works	CITY MANAGER'S APPROVAL:	
BY/DATE:	Kevin Hansen / October 1, 2020	BY/DATE:	

BACKGROUND:

The State Aid Street Rehabilitation improvement project was approved on February 4, 2019 as part of the City's comprehensive Street Rehabilitation program. The project consisted of mill and overlay of 37th Avenue with new multi-use bituminous trail along the north side of 37th Avenue. The project is being assessed as a residential mill and overlay with new sidewalk. The streets included in the project are:

MILL AND OVERLAY

1. 37th Avenue NE, 5th Street to Central Avenue

Attached are the resolution adopting the proposed assessments including assessment roll, assessment costs breakdown, maps identifying the project and 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. The rates for properties being assessed for State Aid Streets were reduced as provided in the MSAS Assessing Policy approved by the City Council at the meeting on September 8, 2014. The rates listed below reflect a 45% State Aid subsidy (ADT 5,000 – 8,999).

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>
Mill and Overlay with Sidewalk			
This rate reflects 45% State Aid subsidy (ADT 5,000 – 8,999).			
	Residential Street Rate	\$2,321.14/Parcel	\$2,321.14/Parcel
	Residential Avenue Rate	\$ 773.71/Parcel	\$ 773.71/Parcel
	Non-residential Street Rate*	\$2,730.75/Parcel	\$2,730.75/Parcel
	Non-residential Avenue Rate*	\$ 910.25/Parcel	\$ 910.25/Parcel

* Includes multi-family

For comparison purposes, the unsubsidized residential street assessment rate (mill and overlay without sidewalk) in 2018 was \$2,233.80. The subsidized rate for Average Daily Traffic (ADT) from 5,000 to 8,999 was \$1,228.59.

For comparison purposes, the unsubsidized residential street assessment rate (mill and overlay with sidewalk) in 2017 was \$3,213. The subsidized rate, adjusted for Average Daily Traffic (ADT) from 5,000 to 8,999 would be \$1,767.15.

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 Street Rehabilitation projects assessments at the 2018 hearing in October.

RECOMMENDED MOTION(S): Move to waive the reading of Resolution 2020-80, there being ample copies available for the public.

Move to adopt Resolution 2020-80, being a resolution levying and adopting the assessment for 2019 State Aid Street Rehabilitation – Mill and Overlay and Trail Construction, City Project 1907.

Attachment: Resolution 2020-80 with Assessment Roll
Project Costs
Project Map(s)
Notice of Public Assessment Hearing

RESOLUTION NO. 2020-80

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-SA-44-001: State Aid Mill and Overlay/Trail Construction on 37th Avenue NE from 5th Street to Central Avenue, all in project 1907; and,

WHEREAS, the City Council of the City of Columbia Heights, Minnesota, met at 6:00 o'clock p.m. on the 5th day of October, 2020, in the Community Room, 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 "State Aid Mill and Overlay" numbered 2019-SA-44-001, Project 1907, 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 5.5% 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-SA-44-001, Project 1907.

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 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-SA-44-001 State Aid MILL & OVERLAY

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

PIN	Address	Actual Assessment Amounts
35-30-24-34-0021	545 37TH AVENUE	\$7,919.17 Total Assessment Amount Due \$14,398.50 MILL & OVERLAY (\$6,479.33) State Aid Reduction No other work charges
35-30-24-34-0022	557 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges
35-30-24-34-0032	533 533 37TH AVENUE	\$14,694.66 Total Assessment Amount Due \$22,839.00 MILL & OVERLAY (\$10,277.55) State Aid Reduction \$2,133.21 Construct Parking Area No other work charges
35-30-24-34-0033	537 37TH AVENUE	\$3,094.85 Total Assessment Amount Due \$5,627.00 MILL & OVERLAY (\$2,532.15) State Aid Reduction No other work charges
35-30-24-43-0015	631 37TH AVENUE	\$4,369.20 Total Assessment Amount Due \$7,944.00 MILL & OVERLAY (\$3,574.80) State Aid Reduction No other work charges
35-30-24-43-0016	637 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-43-0017	647 37TH AVENUE	\$8,738.40 Total Assessment Amount Due \$15,888.00 MILL & OVERLAY (\$7,149.60) State Aid Reduction No other work charges
35-30-24-43-0018	675 37TH AVENUE	\$6,553.80 Total Assessment Amount Due \$11,916.00 MILL & OVERLAY (\$5,362.20) State Aid Reduction No other work charges
35-30-24-43-0028	567 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges
35-30-24-43-0029	573 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges
35-30-24-43-0030	583 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges
35-30-24-43-0031	589 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges
35-30-24-43-0032	593 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-43-0033	601 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges
35-30-24-43-0034	609 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges
35-30-24-43-0126	623 37TH AVENUE	\$2,321.14 Total Assessment Amount Due \$4,220.25 MILL & OVERLAY (\$1,899.11) State Aid Reduction No other work charges
35-30-24-44-0046	3812 JACKSON STREET	\$386.86 Total Assessment Amount Due \$703.38 MILL & OVERLAY (\$316.52) State Aid Reduction No other work charges
35-30-24-44-0047	3810 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0049	3730 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0050	3726 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-44-0051	3720 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0052	3716 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0053	3708 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0054	3704 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0055	3700 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0056	801 37TH AVENUE	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0057	3705 QUINCY STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-44-0058	3713 QUINCY STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0059	3719 QUINCY STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0060	3723 QUINCY STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0061	3727 QUINCY STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0062	3731 QUINCY STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0064	3813 QUINCY STREET	\$386.86 Total Assessment Amount Due \$703.38 MILL & OVERLAY (\$316.52) State Aid Reduction No other work charges
35-30-24-44-0083	3812 VAN BUREN STREET	\$386.86 Total Assessment Amount Due \$703.38 MILL & OVERLAY (\$316.52) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-44-0084	3810 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0086	3728 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0087	3722 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0088	3716 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0089	3714 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0090	3710 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0091	3700 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-44-0092	3701 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0093	3709 JACKSON STREET	\$2,184.60 Total Assessment Amount Due \$3,972.00 MILL & OVERLAY (\$1,787.40) State Aid Reduction No other work charges
35-30-24-44-0094	3719 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0095	3723 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0096	3725 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0099	3805 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0100	3809 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-44-0101	3815 JACKSON STREET	\$193.43 Total Assessment Amount Due \$351.69 MILL & OVERLAY (\$158.26) State Aid Reduction No other work charges
35-30-24-44-0122	3701 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0123	3705 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0124	3711 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0126	3721 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0127	3725 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0128	3729 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-44-0129	3801 VAN BUREN STREET	\$1,456.40 Total Assessment Amount Due \$2,648.00 MILL & OVERLAY (\$1,191.60) State Aid Reduction No other work charges
35-30-24-44-0130	3815 VAN BUREN STREET	\$386.86 Total Assessment Amount Due \$703.38 MILL & OVERLAY (\$316.52) State Aid Reduction No other work charges
35-30-24-44-0131	3807 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0145	711 37TH AVENUE	\$8,738.40 Total Assessment Amount Due \$15,888.00 MILL & OVERLAY (\$7,149.60) State Aid Reduction No other work charges
35-30-24-44-0146	741 37TH AVENUE	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0147	3710 QUINCY STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0152	3713 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-44-0153	3717 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0154	3801 QUINCY STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0155	3805 QUINCY STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0157	3800 CENTRAL AVENUE	\$3,641.00 Total Assessment Amount Due \$6,620.00 MILL & OVERLAY (\$2,979.00) State Aid Reduction No other work charges
35-30-24-44-0159	3806 VAN BUREN STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0160	3800 VAN BUREN	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0161	3806 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges

PIN	Address	Actual Assessment Amounts
35-30-24-44-0162	3800 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0163	3801 JACKSON STREET	\$773.71 Total Assessment Amount Due \$1,406.75 MILL & OVERLAY (\$633.04) State Aid Reduction No other work charges
35-30-24-44-0166	3700 CENTRAL AVENUE	\$2,002.55 Total Assessment Amount Due \$3,641.00 MILL & OVERLAY (\$1,638.45) State Aid Reduction No other work charges
Total for the Project:		\$123,935.96

2019 STREET REHABILITATION PROJECTS

MILL AND OVERLAY

P.I.R. 2019-SA-44-001 - COLUMBIA HEIGHTS PROJECT 1907

37TH AVENUE

5TH STREET TO CENTRAL AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$219,001.64
ENGINEERING AND ADMINISTRATION	<u>\$21,900.16</u>
TOTAL PROJECT COST	\$240,901.80

ASSESSMENT:

- 15.5 PARCELS AT C, I, MF STREET RATE
- 20.8 PARCELS AT C, I, MF AVENUE RATE
(COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)
- 10 PARCELS AT RESIDENTIAL STREET RATE
- 48.25 PARCELS AT RESIDENTIAL AVENUE RATE

ASSESSMENT RATE:

$$\frac{\$240,901.80}{48.52} = \$4,965.00 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$240,901.80
CITY SHARE	<u>-\$119,099.06</u>
ASSESSED COST	\$121,802.74

PROPOSED ASSESSMENT RATES:

			<u>CONVENTIONAL RATE</u>	<u>M.S.A.S. SUBSIDY</u>	<u>ASSESSMENT RATES</u>
C, I, MF STREET	$\frac{\$42,326.63}{15.50}$	=	\$4,965.00 / PARCEL	-\$2,234.25 / PARCEL	\$2,730.75 / PARCEL
C, I, MF AVENUE	$\frac{\$18,933.20}{20.80}$	=	\$1,655.00 / PARCEL	-\$744.75 / PARCEL	\$910.25 / PARCEL
RESIDENTIAL STREET	$\frac{\$23,211.40}{10.00}$	=	\$4,220.25 / PARCEL	-\$1,899.11 / PARCEL	\$2,321.14 / PARCEL
RESIDENTIAL AVENUE	$\frac{\$37,331.51}{48.25}$	=	\$1,406.75 / PARCEL	-\$633.04 / PARCEL	\$773.71 / PARCEL



City of
Columbia Heights

STATE AID STREET REHABILITATION AND TRAIL CONSTRUCTION

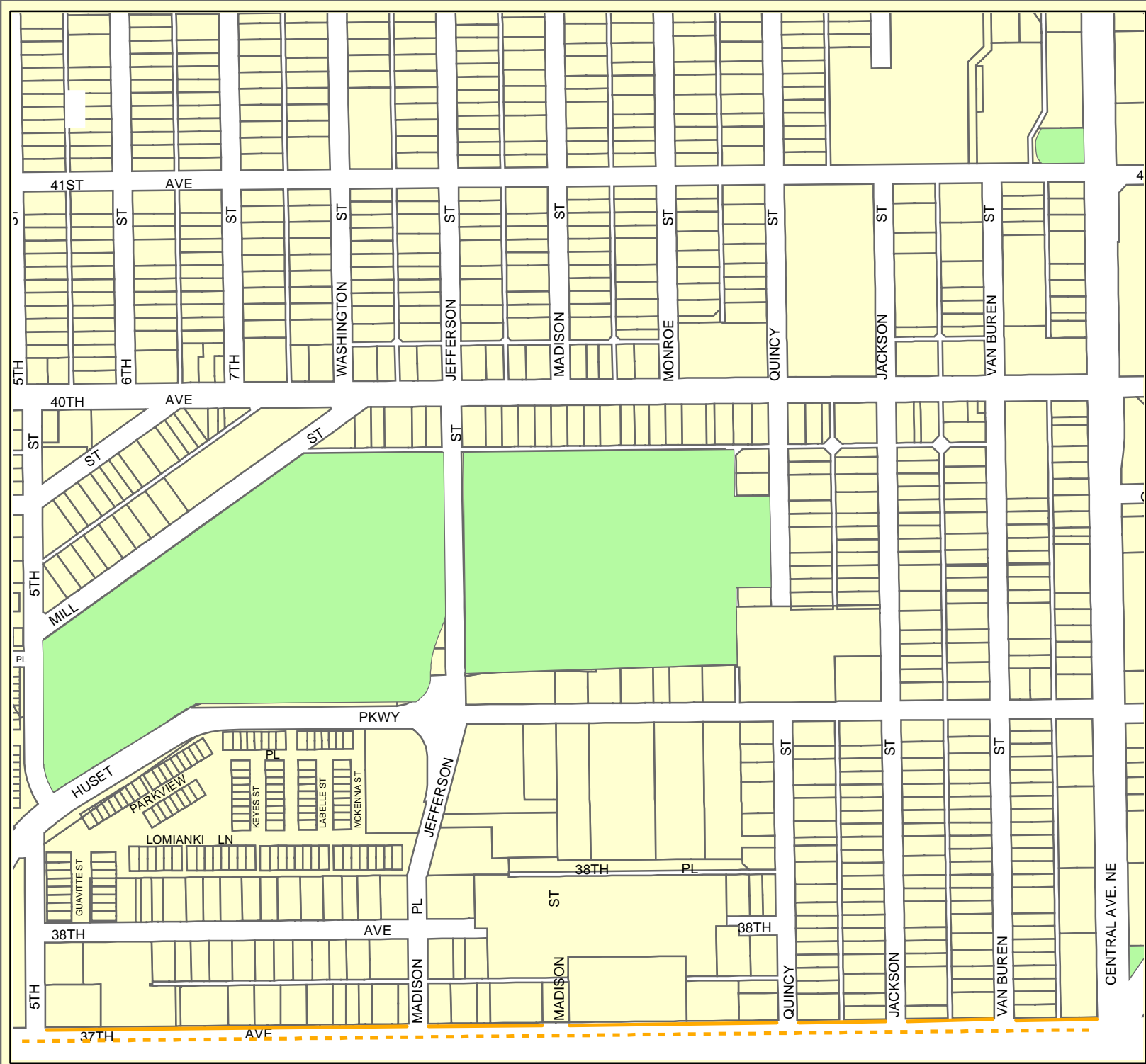
37TH AVENUE,
5TH STREET TO
CENTRAL AVENUE

LEGEND

- Mill and Overlay
- Trail Construction

CITY OF COLUMBIA HEIGHTS
GIS / ENGINEERING DEPT

Map Date: October 2020
Map Author: K Young





City of Columbia Heights

STATE AID STREET REHABILITATION AND TRAIL CONSTRUCTION

37TH AVENUE 5TH STREET TO CENTRAL AVENUE

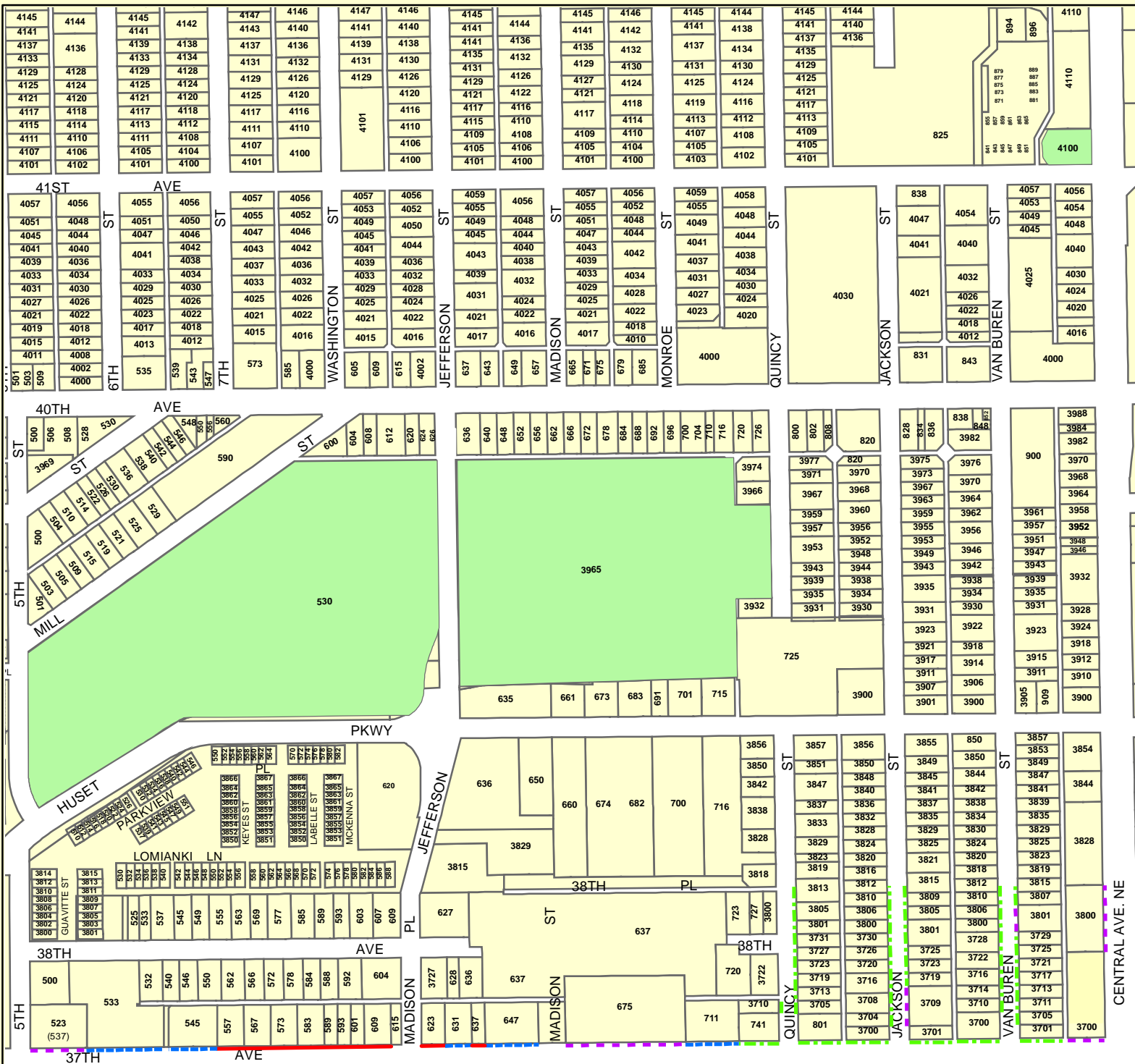
LEGEND

- 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: 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:

6:00 PM, MONDAY, OCTOBER 5, 2020
2019 State Aid Street Rehabilitation Program - City Project 1907
Mill & Overlay – P.I.R. 2019-SA-44-001

M.S.A.S. OVERLAYS
P.I.R. 2019-SA-44-001

AREA PROPOSED TO BE ASSESSED: 37TH AVENUE NE, 5th STREET TO CENTRAL AVENUE
(SECTION 35, T30, R24) AND ADJOINING STREETS AND AVENUES

TOTAL AMOUNT OF PROPOSED ASSESSMENTS:

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

STREET AND TRAIL CONSTRUCTION	Assess 10 years at 5.5% interest	\$121,805.
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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.

35-30-24-34-0021	35-30-24-44-0049	35-30-24-44-0087	35-30-24-44-0128
35-30-24-34-0022	35-30-24-44-0050	35-30-24-44-0088	35-30-24-44-0129
35-30-24-34-0032	35-30-24-44-0051	35-30-24-44-0089	35-30-24-44-0130
35-30-24-34-0033	35-30-24-44-0052	35-30-24-44-0090	35-30-24-44-0131
35-30-24-43-0015	35-30-24-44-0053	35-30-24-44-0091	35-30-24-44-0145
35-30-24-43-0016	35-30-24-44-0054	35-30-24-44-0092	35-30-24-44-0146
35-30-24-43-0017	35-30-24-44-0055	35-30-24-44-0093	35-30-24-44-0147
35-30-24-43-0018	35-30-24-44-0056	35-30-24-44-0094	35-30-24-44-0152
35-30-24-43-0028	35-30-24-44-0057	35-30-24-44-0095	35-30-24-44-0153
35-30-24-43-0029	35-30-24-44-0058	35-30-24-44-0096	35-30-24-44-0154
35-30-24-43-0030	35-30-24-44-0059	35-30-24-44-0099	35-30-24-44-0155
35-30-24-43-0031	35-30-24-44-0060	35-30-24-44-0100	35-30-24-44-0157
35-30-24-43-0032	35-30-24-44-0061	35-30-24-44-0101	35-30-24-44-0159
35-30-24-43-0033	35-30-24-44-0062	35-30-24-44-0122	35-30-24-44-0160
35-30-24-43-0034	35-30-24-44-0064	35-30-24-44-0123	35-30-24-44-0161
35-30-24-43-0126	35-30-24-44-0083	35-30-24-44-0124	35-30-24-44-0162
35-30-24-44-0046	35-30-24-44-0084	35-30-24-44-0126	35-30-24-44-0163
35-30-24-44-0047	35-30-24-44-0086	35-30-24-44-0127	35-30-24-44-0166

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 31st 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 31st of the year in which payment is made as long as payment is made prior to November 15th; if the payoff occurs on or after November 15th, 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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