



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 3, 2020 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: 2020 SEAL COAT PROGRAM
 - A. Street Seal Coat Project – Zone 3
 - 1) Presentation of Information on Seal Coat Project by Staff
 - 2) Questions and Comments on Seal Coat Project
 - B. Close the Public Hearing
MOTION: Move to close the Public Hearing of the 2020 Street Seal Coat, Project 1801.
 - C. Consideration of Resolution
MOTIONS: Move to waive the reading of Resolution 2020-17, there being ample copies available for the public

Move to adopt Resolution 2020-17 being a resolution ordering improvement and preparation of plans for Zone 3 Street Seal Coating, City Project 1801.
5. ADJOURNMENT

Kevin Hansen, Acting 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	PUBLIC IMPROVEMENT HEARING
ITEM NO.	
MEETING DATE	FEBRUARY 3, 2020; 6:00 PM

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	PUBLIC HEARING: IMPROVEMENTS FOR 2020 ZONE 3 SEAL COAT PROGRAM, PROJECT 1801		
DEPARTMENT:	Public Works	CITY MANAGER'S APPROVAL:	
BY/Date:	Kevin Hansen / January 28, 2020	BY/Date:	

BACKGROUND:

The City Council accepted the Feasibility Report and ordered an Improvement Hearing for February 3, 2020 at their meeting of November 12, 2019. Zone 3 seal coat area is located between 47th Avenue and north corporate limit from Central Avenue to Reservoir Boulevard/Johnson Street and between 45th Avenue and north corporate limit from Reservoir Boulevard/Johnson Street to Stinson Boulevard. In accordance with the Street Rehabilitation Policy, Zone 3 streets that were rehabilitated in 2007 are being seal coated at the City's cost (City pays for first seal coat). The attached map displays the streets proposed for seal coat and the funding source.

ANALYSIS/CONCLUSIONS:

Distributed at the November 12, 2019 regular City Council meeting was the Feasibility Report that details the scope of work and estimated costs for the Seal Coat Program in Zone 3. Prior to seal coating, concrete curb and gutter is repaired and crack sealing is done where feasible and the street surface is patched. Seal coat is an application of emulsion by mechanical sprayers immediately followed by spreading a cover aggregate. The road surface is finished by rolling with a tire-based roller for proper aggregate penetration and distribution. This year, staff is recommending FA-2 trap rock as the cover aggregate. The rock is the same as previous years.

- ◆ The following is a listing of streets recommended for seal coat:

Cheery Lane	Fillmore Street to Cul-de-sac
Khyber Lane	Fillmore Street to Cul-de-sac
Borealis Lane	Fillmore Street to Cul-de-sac
51 st Court	Central Avenue to Central Avenue
Lincoln Terrace	Tyler Street to Pierce Terrace
50 th Avenue	Central Avenue to Fillmore Street
Buchanan Place	Fillmore Street to Pierce Terrace
Buchanan Street	Pierce Terrace to North corporate limit
Pierce Terrace	Polk Place to Matterhorn Drive
Polk Place	50 th Avenue to Pierce Terrace
Polk Circle	Polk Place to Cul-de-sac
Mulcare Drive	Pierce Terrace to Polk Place
Fillmore Street	49 th Avenue to Pierce Terrace
Molan Terrace	Lincoln Terrace to Cul-de-sac
Johnson Street	Innsbruck Parkway to Lincoln Terrace

Chatham Road	Golf Place to Fairway Drive
Heights Drive	45 th Avenue to Fairway Drive
Upland Crest	Heights Drive to Fairway Drive
Maiden Lane	Heights Drive to Dead end
Ivanhoe Place	Maiden Lane to Alley
Golf Place	Chatham Road to Heights Drive

Highland Place	West Upland Crest to East Upland Crest
Forest Drive	West Upland Crest to East Upland Crest
North Upland Crest	Pennine Pass to Stinson Boulevard
East Upland Crest	Fairway Drive to North Upland Crest

◆ Financing:

The seal coating project will be 100% assessed on a Street parcel basis, rather than a Street and Avenue parcel basis. Zone 3 does not have the same block style configuration that is prevalent in other areas of the City.

This assumes that all parcels benefit equally for the strategy adjacent to their property. Corner properties are assessed ½ for each street abutting it. The estimated unit cost assessment is \$395.00 per Street parcel.

◆ Active Past Assessments:
None

RECOMMENDED MOTION(S): Move to waive the reading of Resolution 2020-17, there being ample copies available for the public.

Move to adopt Resolution 2020-17, being a resolution ordering improvement and preparation of plans for Zone 3 Seal Coating, City Project 1801.

ATTACHMENT(S): Resolution 2020-17
Assessment Rates
Map
Public Improvement Hearing Notice

RESOLUTION NO. 2020-17

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

Whereas, pursuant to Resolution 2019-86, adopted by the City Council on November 12, 2019, fixed a date for a Council hearing on the proposed improvements in the Zone 3 area located between 47th Avenue and north corporate limit from Central Avenue to Reservoir Boulevard/Johnson Street and between 45th Avenue and north corporate limit from Reservoir Boulevard/Johnson Street to Stinson Boulevard, 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 3rd day of February, 2020, 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,

1801 SEAL COAT – ZONE 3

That the location and extent of such improvements is as follows:

Cheery Lane	Fillmore Street to Cul-de-sac
Khyber Lane	Fillmore Street to Cul-de-sac
Borealis Lane	Fillmore Street to Cul-de-sac
51 st Court	Central Avenue to Central Avenue
Lincoln Terrace	Tyler Street to Pierce Terrace
50 th Avenue	Central Avenue to Fillmore Street
Buchanan Place	Fillmore Street to Pierce Terrace
Buchanan Street	Pierce Terrace to North corporate limit
Pierce Terrace	Polk Place to Matterhorn Drive
Polk Place	50 th Avenue to Pierce Terrace
Polk Circle	Polk Place to Cul-de-sac
Mulcare Drive	Pierce Terrace to Polk Place
Fillmore Street	49 th Avenue to Pierce Terrace
Molan Terrace	Lincoln Terrace to Cul-de-sac
Johnson Street	Innsbruck Parkway to Lincoln Terrace
Chatham Road	Golf Place to Fairway Drive
Heights Drive	45 th Avenue to Fairway Drive
Upland Crest	Heights Drive to Fairway Drive
Maiden Lane	Heights Drive to Dead end
Ivanhoe Place	Maiden Lane to Alley
Golf Place	Chatham Road to Heights Drive
Highland Place	West Upland Crest to East Upland Crest
Forest Drive	West Upland Crest to East Upland Crest
North Upland Crest	Pennine Pass to Stinson Boulevard
East Upland Crest	Fairway Drive to North Upland Crest

Work includes spot concrete curb and gutter replacement, crack sealing, edge milling, bituminous surface patching and seal coat application.

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 12th day of November 2019.

These improvements shall also be known as Project No. 1801 and PIR: 2020-Z3-01-001.

The City Engineer, Kevin Hansen, is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.

ORDER OF COUNCIL

Passed this 3rd day of February, 2020

Offered by:

Seconded by:

Roll Call:

Donna K. Schmitt, Mayor

Attest:

Nicole Tingley, City Clerk/Council Secretary

2020 SEAL COAT PROJECT - ZONE 3

P.I.R. 2020-Z3-01-001
COLUMBIA HEIGHTS PROJECT 1801

LOCAL BITUMINOUS STREETS AS FOLLOWS:

Cheery Lane	Fillmore Street to Cul-de-sac	Molan Terrace	Lincoln Terrace to Cul-de-sac
Khyber Lane	Fillmore Street to Cul-de-sac	Johnson Street	Innsbruck Parkway to Lincoln Terrace
Borealis Lane	Fillmore Street to Cul-de-sac	Chatham Road	Golf Place to Fairway Drive
51 st Court	Central Avenue to Central Avenue	Heights Drive	45 th Avenue to Fairway Drive
Lincoln Terrace	Tyler Street to Pierce Terrace	Upland Crest	Heights Drive to Fairway Drive
50 th Avenue	Central Avenue to Fillmore Street	Maiden Lane	Heights Drive to Dead end
Buchanan Place	Fillmore Street to Pierce Terrace	Ivanhoe Place	Maiden Lane to Alley
Buchanan Street	Pierce Terrace to North corporate limit	Golf Place	Chatham Road to Heights Drive
Pierce Terrace	Polk Place to Matterhorn Drive	Highland Place	West Upland Crest to East Upland Crest
Polk Place	50 th Avenue to Pierce Terrace	Forest Drive	West Upland Crest to East Upland Crest
Polk Circle	Polk Place to Cul-de-sac	North Upland Crest	Pennine Pass to Stinson Boulevard
Mulcare Drive	Pierce Terrace to Polk Place	East Upland Crest	Fairway Drive to North Upland Crest
Fillmore Street	49 th Avenue to Pierce Terrace		

ESTIMATED COSTS

CONSTRUCTION	\$214,050.50
ENGINEERING AND ADMINISTRATION	\$21,405.05

TOTAL PROJECT COST	\$235,455.55

ASSESSMENT:

541.9 PARCELS AT STREET RATE

FULL ASSESSMENT RATE = \$434.50 / PARCEL

CONSTRUCTION ASSESSMENT RATE

$$\frac{\$214,050.50}{541.90} = \$395.00 / \text{PARCEL}$$

ESTIMATED COST SHARING

TOTAL PROJECT COST	\$235,455.55
CITY SHARE	-\$21,405.05

ASSESSED COST	\$214,050.50

PROPOSED ASSESSMENT RATES



$$\frac{\$214,050.50}{541.90} = \$395.00 / \text{PARCEL}$$



City of
Columbia Heights

PROPOSED 2020 SEAL COAT STREETS

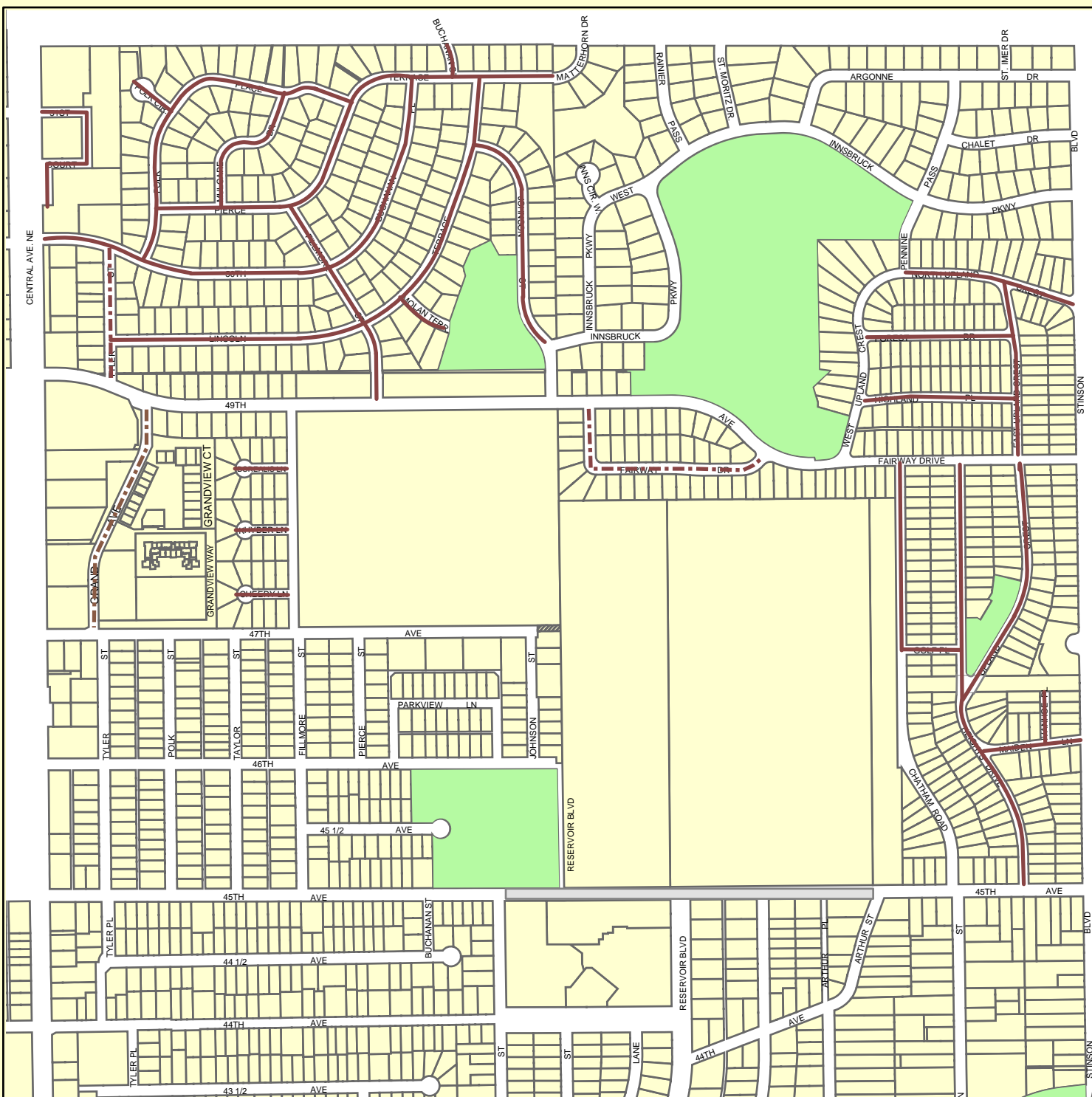
LEGEND

-  SEAL COAT (Assessed)
-  SEAL COAT (City Share)



CITY OF COLUMBIA HEIGHTS
GIS / ENGINEERING DEPARTMENT

Map Date: January 2020
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 3, 2020 at 6:00 P.M. in the City Council Chambers, 590 40th Avenue N.E. to consider:

2020 SEAL COAT BITUMINOUS STREETS: ZONE 3
P.I.R. 2020-Z3-01-001 – CITY PROJECT NUMBER 1801

Work would include spot concrete curb and gutter replacement, edge milling, bituminous surface patching, crack sealing and seal coat application in the following generally described area:

Cheery Lane	Fillmore Street to Cul-de-sac
Khyber Lane	Fillmore Street to Cul-de-sac
Borealis Lane	Fillmore Street to Cul-de-sac
51 st Court	Central Avenue to Central Avenue
Lincoln Terrace	Tyler Street to Pierce Terrace
50 th Avenue	Central Avenue to Fillmore Street
Buchanan Place	Fillmore Street to Pierce Terrace
Buchanan Street	Pierce Terrace to North corporate limit
Pierce Terrace	Polk Place to Matterhorn Drive
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Highland Place	West Upland Crest to East Upland Crest
Forest Drive	West Upland Crest to East Upland Crest
North Upland Crest	Pennine Pass to Stinson Boulevard
East Upland Crest	Fairway Drive to North Upland Crest

Estimated Cost of Improvements: \$253,340.

Estimated Assessments for above improvements: \$214,050.

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 total estimated cost of the above listed improvements is \$253,340. 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. (TDD/763-706-3692 for deaf only.)

CITY OF COLUMBIA HEIGHTS
KELLI BOURGEOIS, CITY MANAGER

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