



CITY COUNCIL MEETING
City Hall—Council Chambers, 3989 Central Ave NE
Monday, May 13, 2024
6:00 PM

Mayor
Amada Márquez Simula
Councilmembers
Connie Buesgens
Kt Jacobs
Rachel James
Justice Spriggs
Interim City Manager
Kevin Hansen

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, or by using Microsoft Teams Meeting at columbiaheightsmn.gov/joinameeting: ID 286 466 516 904, Passcode cjnZoS. Additionally, members of the public may view the meeting live at columbiaheightsmn.gov/watch. For questions, please call the Administration Department at 763-706-3610.

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

WELCOME/CALL TO ORDER/ROLL CALL

MISSION STATEMENT

Columbia Heights is a vibrant, healthy and connected City. We are here to actively support the community, deliver equitable services, build and strengthen connections, improve upon our past, and uphold our successes. We strive to be better and ensure Columbia Heights is a great place for everyone, today and in the future.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the Flag: "I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

APPROVAL OF AGENDA

(The Council, upon majority vote of its members, may make additions and deletions to the agenda. These may be items submitted after the agenda preparation deadline.)

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

CONSENT AGENDA

These items are considered to be routine by the City Council and will be enacted as part of the Consent Agenda by one motion. Items removed from consent agenda approval will be taken up as the next order of business. (The City Council will make motion to approve the Consent Agenda following the statement of all items.)

- 1. Approve the April 22, 2024 City Council Meeting Minutes.**
MOTION: Move to approve the April 22, 2024 City Council Meeting minutes.

- 2. Accept July 5, 2023 Planning Commission Meeting Minutes.**
MOTION: Move to accept the July 5, 2023 Planning Commission Meeting minutes.
- 3. Accept October 24, 2023 Planning Commission Meeting Minutes.**
MOTION: Move to accept the October 24, 2023 Planning Commission Meeting minutes.
- 4. Accept the February 6, 2024 Planning Commission Meeting Minutes.**
MOTION: Move to accept the February 6, 2024 Planning Commission Meeting minutes.
- 5. Accept the April 2, 2024 Planning Commission Meeting Minutes.**
MOTION: Move to accept the April 2, 2024 Planning Commission Meeting minutes.
- 6. Accept March 12, 2024 Sustainability Commission Minutes.**
MOTION: Move to accept the March 12, 2024 Sustainability Commission minutes.
- 7. Amending the Community Development Fee Schedule to Add Time of Sale Inspections.**
MOTION: Move to waive the reading of Resolution 2024-32, there being ample copies available to the public.
MOTION: Move to approve Resolution 2024-32, a resolution amending the 2024 Community Development fee schedule.
- 8. Approve Resolution 2024-40 Amending 2024 Budget (re Transfer of Funds).**
MOTION: Motion to waive the reading of Resolution 2024-40, being a resolution amending the 2024 budget to use certain additional revenue, there being ample copies available to the public.
MOTION: Motion to adopt Resolution 2024-40 being a Resolution amending the 2024 budget to use certain additional revenue.
- 9. Adopt Resolution 2024-43 Accepting State IJJA Match Funding Grant Agreement For Safe Streets For All Citywide Safety Action Plan Development.**
MOTION: Move to waive the reading of Resolution 2024-43, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2024-43, being a resolution accepting MnDOT IJJA Discretionary Match Program grant funding in the amount of up to \$48,000 in state funding to be used towards the match requirements of the federal SS4A program.
- 10. Award of Professional Services for Construction Surveying and Staking for 2024 Concrete Alley Construction Project.**
MOTION: Move to approve the proposal for Construction Surveying and Staking for 2024 Concrete Alley Construction with Bolton & Menk, Inc. for an estimated cost of \$18,300.00 appropriated from Fund 415.6400.43050.2406.
- 11. Annual declaration that the City of Columbia Heights does not waive the monetary limits on the Municipal Tort Liability under Minnesota Statutes, Section 466.04.**
MOTION: Move to declare that the City of Columbia Heights does not waive the monetary limits on the Municipal Tort Liability under Minnesota Statutes, Section 466.04.

12. License Agenda.

MOTION: Move to approve the items as listed on the business license agenda for May 13th, 2024, as presented.

13. Rental Occupancy Licenses for Approval.

MOTION: Move to approve the items listed for rental housing license applications for May 13, 2024, in that they have met the requirements of the Property Maintenance Code.

14. Review of Bills.

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$2,324,614.98.

PUBLIC HEARINGS

This is the public's opportunity to speak regarding this matter. Speakers that are in-person are asked to complete a Speaker Form and submit it to the City Clerk. Speakers attending virtually should send a request to speak with this information to the moderator using the chat function and wait to be called on to speak. When speaking, virtual attendees should turn their camera on. Any comments made after the public hearing is closed will not be considered by the City Council and will not be included as part of the formal record for this matter as the item will have been voted on and the item formally closed by the Council.

15. First Reading of Ordinance 1698, Creating a Housing Trust Fund Within the City of Columbia Heights, and Designating the EDA as the Fund's Administrator.

MOTION: Move to close the hearing and waive the reading of Ordinance No. 1698, there being ample copies available to the public.

MOTION: Move to set the second reading of Ordinance No. 1698, being an ordinance establishing a Housing Trust Fund, and designating the Columbia Heights Economic Development Authority as the administrator of the fund, for May 28th, 2024, at approximately 6:00 p.m. in the Council Chambers.

ITEMS FOR CONSIDERATION

16. Consideration of a Rental License Exemption for 3857 Quincy Street NE.

MOTION: Move to waive the reading of Resolution 2024-034, there being ample copies available to the public.

MOTION: Move to deny Resolution 2024-034, a resolution approving the single-family rental exemption request for the rental application at 3857 Quincy Street NE, Columbia Heights, MN 55421 based on the applicant's inability to produce documents requested at the April 22, 2024 City Council meeting.

17. Consideration of a Rental License Exemption for 4314 7th Street NE.

MOTION: Move to waive the reading of Resolution 2024-038, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2024-038, a resolution approving the single-family

rental exemption request for the rental application at 4314 7th Street NE, Columbia Heights, MN 55421.

18. Consideration of a Rental License Exemption for 4356 Quincy Street NE.

MOTION: Move to waive the reading of Resolution 2024-039, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2024-039, a resolution approving the single-family rental exemption request for the rental application at 4356 Quincy Street NE, Columbia Heights, MN 55421.

Bid Considerations

Ordinances and Resolutions

19. Temporary Protected Status Resolution.

MOTION: Move to read and approve Resolution 2024-41, a resolution of the City Council for the City of Columbia Heights, calling for temporary protected status for Ecuadorian Immigrants.

20. Minor Subdivision for 5085 Central Avenue NE.

MOTION: Move to waive the reading of Resolution 2024-036, there being ample copies available to the public.

MOTION: Move to approve Resolution 2024-036, a resolution approving a Minor Subdivision for the property located at 5085 Central Avenue NE, within the City of Columbia Heights, Minnesota, subject to certain conditions stated in the resolution.

21. First Reading of Ordinance No. 1696, an Ordinance amending Chapter 9.106 General Development Standards (M) to establish Tree Preservation and Planting Standards.

MOTION: Move to waive the reading of Ordinance No. 1696, there being ample copies available to the public.

MOTION: Move to set the second reading of Ordinance Amendment No. 1696, an Ordinance amending chapter 9.106 General Development Standards (M) of the City Code of 2005 to establish Tree Preservation and Planting Standards, for May 28, 2024.

22. First Reading of Ordinance No. 1697, an Ordinance amending Chapter 9.107 Specific Development Standards (16) Day Care Centers.

MOTION: Move to waive the reading of Ordinance No. 1697, there being ample copies available to the public.

MOTION: Move to set the second reading of Ordinance Amendment No. 1697, an Ordinance amending chapter 9.107 Specific Development Standards (16) of the City Code of 2005 to amend the on-site outdoor play area requirement for child day care centers, for May 28, 2024.

New Business and Reports

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

Report of the City Manager

COMMUNITY FORUM

The Community Forum is the public's opportunity to address the Council regarding any matter that has not had a public hearing earlier in the meeting.

Speakers that are in-person are asked to complete a Speaker Form and submit it to the City Clerk.

Once called to the podium, the speaker should state their name and connection to Columbia Heights.

Speakers attending virtually should send a request to speak as well as their address and connection to Columbia Heights to the moderator using the chat function and wait to be called on to speak.

When speaking, virtual attendees should turn their camera on.

All speakers should limit their comments to five (5) minutes.

Personal attacks, threats, the use of profanity, and other disrespectful comments are prohibited.

The City Council will listen to the public comments, ask clarifying questions, and if needed, request staff to follow up or direct the matter to be added to an upcoming agenda. Generally, the City Council will not take official action on items raised at the Community Forum at the meeting on which they are raised.

ADJOURNMENT

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Kevin Hansen

MINUTES

The following are the minutes for the Meeting of the City Council held at 6:00 pm on Monday, April 22, 2024, in the City Council Chambers, City Hall, 3989 Central Avenue NE, Columbia Heights, Minnesota

WELCOME/CALL TO ORDER/ROLL CALL

Mayor Márquez Simula called the meeting to order at 6:00 pm.

Present: Mayor Márquez Simula; Councilmember Buesgens; Councilmember Jacobs; Councilmember Spriggs; Councilmember James

Also Present: Lenny Austin, Chief of Police; Andrew Boucher, City Planner; Aaron Chirpich, Community Development Director/Assistant City Manager; Mitch Forney, Community Development Coordinator; Kevin Hansen, Interim City Manager; Sara Ion, City Clerk; Scott Lepak, City Attorney; Tabitha Wood, Police Department Investigator; Neil Johnson, VFW Post Commander; Ken Schofer, District Commander; Lucas Schilmoeller, property owner; Absaar and Anum Hadi, property owners; Laurel Deneen, resident, Ed Higgins, resident, Ahmad Manager of Golden Nuts, and Kathy Cooper, resident.

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PLEDGE OF ALLEGIANCE

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APPROVAL OF AGENDA

Motion by Councilmember James, seconded by Councilmember Spriggs, to approve the Agenda as presented. All Ayes, Motion Carried 5-0.

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

Mayor Márquez Simula noted that they would switch the order of the planned items and have the Presentation of the VFW Award to Investigator Tabitha Wood first.

B. Presentation of VFW Award to Investigator Tabitha Wood.

Police Chief Austin explained that in November 2023, Investigator Tabitha Wood was nominated for the VFW's Public Servant Award, and in February 2024 the City was notified by the State Commander of the VFW that Investigator Wood had received their Law Enforcement Safety Award. He introduced Neil Johnson, VFW Post Commander to present the VFW Award to Investigator Tabitha Wood.

Neil Johnson, VFW Post Commander, introduced District Commander Ken Schofer and explained that Investigator Wood won the award at the District and then moved onto the State, which she also won, and will now move onto Nationals. He read aloud the letter sent by Police Chief Austin nominating Investigator Tabitha Wood for this award. He thanked the City and the Police Department for being good partners with the VFW throughout the years. He presented Investigator Wood with a citation in honor of the VFW Public Servant Award.

Investigator Wood thanked the City and Police Chief Austin for their support. She stated that she has appreciated the leadership Police Chief Austin has shown and was honored to work under him during his time with the City. She stated that Columbia Heights was the only place she had applied and noted that later this year, she will have been here ten years.

There was a round of applause for Investigator Wood.

A. United States Representative Ilhan Omar.

Mayor Márquez Simula welcomed US Representative Ilhan Omar and her staff.

Representative Omar gave an update on recent activities and accomplishments that have taken place in both Washington D.C. and Minnesota. She noted that her office was currently taking applications for Community Project Funding and updated the Council on other programs her office was involved in.

Mayor Márquez Simula thanked Representative Omar for coming to speak to the Council and noted the Council appreciates hearing the ways she has brought financial resources to the community. She also thanked Representative Omar for her assistance with some immigration concerns that had arisen among some residents of the City.

C. Earth Day Proclamation.

Councilmember James read the City's proclamation aloud.

Mayor Márquez Simula proclaimed April 22, 2024 as Earth Day.

Councilmember James stated that the City has a long tradition of involvement in the community and on Earth Day weekend, there were multiple organized clean-ups efforts, including the Lions Club clean up of University Avenue. Also, about 82 volunteers gathered for the Heights Next organization which partnered with other groups in order to clean up Central Avenue and five parks. She noted that they were able to gather 42 bags of trash off

Central Avenue. She stated that City staff had also participated in Earth Day clean up at LaBelle Park and encouraged people to spend additional time during April cleaning up their local areas.

Councilmember Jacobs stated that she had participated in the very first Earth Day in Illinois and, at that time, had actually served a three-day suspension for ditching school. She stated she was thankful that what was started so many years ago was still a recognized day.

Mayor Márquez Simula noted that she and her husband were picking up trash bags on Central Avenue, went over to University Avenue, and saw the Fire Department also picking up trash along a few blocks of University Avenue.

D. Central Avenue Future Improvements.

Interim City Manager Hansen provided an overview of MnDOT's final report findings that is expected to be released in May. It will provide information and options on right-sizing Central Avenue, which includes fewer lanes of traffic near Minneapolis and more lanes near I-694, and talk about potentially adding bicycle facilities on Central Avenue. Interim City Manager Hanson described anticipated improvements for Central Avenue and reviewed next steps for implementing improvements and construction on Central Avenue. It was noted that MnDOT will be sharing concept designs to the public and collecting feedback with a goal of working towards a preferred design. Roadway design and outreach will continue through 2025 and into 2026. He encouraged anyone who had questions to contact the City.

Mayor Márquez Simula noted there will be some public engagement this summer but noted MnDOT has been doing that for about the last five years and encouraged anyone interested to get involved and give their feedback.

Councilmember Buesgens stated she was very excited about this and asked about the \$2,000,000 grant the City had received for the 43rd to 47th safety improvements and if that was on top of the \$25,000,000 MnDOT had set aside or if it would be incorporated into that amount.

Interim City Manager Hansen stated they have not yet received the \$2,000,000 and explained the grant award was part of the MnDOT safety improvement program called Highway Safety Improvement Program (HSIP) and the City would need to request that the money be reappropriated to the 2028 work. He stated they basically have to ask for those funds to be delayed until the 2028 program.

Councilmember Buesgens thanked MnDOT for dedicating \$25,000,000 for this project and reiterated her excitement about creating more safety on the streets. Mayor Márquez Simula noted that the reasons MnDOT has said they are doing this project was for safety and noted that their goal was zero deaths.

CONSENT AGENDA

Mayor Márquez Simula asked if the Council could have a bit more information on items #6 and #8.

Interim City Manager Hansen reviewed the items on the Consent Agenda and provided more detail on items #6 and #8. He explained that item #6 was to allocate the use of funds and authorize expenditures using 2023 Public Safety Aid. He noted that in 2023, the City had received funds from the State legislature for specific uses related to Police and Fire. He explained that this item had been reviewed with the Council at the April Work Session and this uses part of those funds for items listed within the packet, such as wages, wages adjustments, and needs for both Police and Fire. He noted that item #8 was related to a Professional Services For Development of Safe Streets For All Citywide Safety Action Plan related to engineering services. He noted this project was being funded through two grants the City had received, one from the Federal government for planning, which covered 80% of the costs and one through MnDOT for a supplemental grant that takes care of the City match, which was 20% of the costs. He explained that the City had requested bids from five engineering firms and received two back. Staff is recommending moving forward with Bolton & Menk because they had a bit more robust public engagement plan and their price was lower than the other firm.

Motion by Councilmember Buesgens, seconded by Councilmember Jacobs, to approve the Consent Agenda as presented. All Ayes, Motion Carried 5-0.

1. **Approve the April 8, 2024 City Council Meeting Minutes.**
MOTION: Move to approve the April 8, 2024 City Council Meeting minutes.
2. **Approve April 4, 2024 Public Improvement Hearing Minutes.**
MOTION: Move to accept the April 4, 2024 Public Improvement Hearing Minutes.
3. **Accept March 4th, 2024, Regular EDA Meeting Minutes.**
MOTION: Move to accept the March 4th, 2024, EDA Meeting Minutes.
4. **Approve March 12, 2024 Sustainability Commission Minutes.**
MOTION: Move to accept the March 12, 2024 Sustainability Commission Minutes.
5. **League of Minnesota Cities Emerging Leader Award Letter of Support for Jesse Hauf.**
MOTION: Move to approve the letter of support for Jesse Hauf to be submitted for the LMC Emerging Leader Award.
6. **Allocate Use of Funds and Authorize Expenditures Using 2023 Public Safety Aid.**
MOTION: Move to allocate 2023 Public Safety Aid funds in the amount of \$483,899 for the expenses as listed in the Summary of Current Status section.
MOTION: Move to authorize the purchases as outlined in the Summary of Current Status section.
7. **Accept Proposal for Professional Services for the MSC Preliminary Plans, Project No. 2111.**
MOTION: Move to award the professional services contract for the preparation of a Final Site Plan and Schematic Design, Project 2111, to the firm of Oertel Architects based upon

their proposal dated April 16, 2024 for a not to exceed fee of \$131,580, plus reimbursables, appropriated from Fund 411-52111-3050.

8. Award Of Professional Services For Development of Safe Streets For All Citywide Safety Action Plan.

MOTION: Move to award the Safe Streets for All Citywide Safety Action Plan development, Municipal Project No. 2407, to the consulting engineering firm of Bolton & Menk based upon their qualified, responsible proposal for a cost not-to-exceed \$257,999 which will be funded with federal funds, a state match, and from Fund 101.3100.43050.2407 as needed.

9. Accept Corrective Asphalt Materials Proposal For Bituminous Street Surface Treatment, Project 2401.

MOTION: Move to accept the proposal from Corrective Asphalt Materials to apply reclamite to select city streets, Project 2401, for an estimated cost of \$46,178.40 appropriated from Funds 430.3100.45185.2401 and 212.3190.45185.2401.

10. License Agenda.

MOTION: Move to approve the items as listed on the business license agenda for April 22th 2024, as presented.

11. Rental Occupancy Licenses for Approval.

MOTION: Move to approve the items listed for rental housing license applications for April 22, 2024, in that they have met the requirements of the Property Maintenance Code.

12. Review of Bills.

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$1,110,456.90.

PUBLIC HEARINGS

13. No Public Hearings.

ITEMS FOR CONSIDERATION

Ordinances and Resolutions

14. Second reading of Ordinance 1695, Creating a Time of Sale requirement Within the City of Columbia Heights.

Community Development Director Chirpich explained that Ordinance 1695 had its first reading at the April 8, 2024, City Council meeting, a public hearing was held for the ordinance, and written testimony was received from the local realtors association discussing the issue. After deliberation, the Council voted unanimously to move the ordinance for its second reading. He gave a brief overview on the goals of the Time of Sale requirement this would create in the City and noted if approved, it would go into effect 30

days from now, on May 22, 2024. He stated that staff recommends the City Council waive the second reading and adopt Ordinance 1695.

Councilmember Jacobs stated that she recognizes the necessity of being able to identify the negligence and unpermitted repairs that have taken place within the older housing stock, but she has had dozens of calls from residents who are against this action. She explained their general feeling is that there may have been other methods that could have been investigated. For example, an independent sewer inspection rather than one done by someone who would benefit financially from this process, such as a real estate agent. She stated that she had seen the pictures of homes, the work that has been done, and acknowledges it is alarming that these things are happening and people are moving into unsafe homes. She explained that she has mixed feelings about how she will move forward on a vote, but if she votes against this ordinance, she wanted it to be clear that it was not because she did not recognize the need.

Councilmember James stated that she has received two questions from residents. She was aware that the City had staffing for these inspections and asked about the general timeline for how long it would take to get an inspection and who would be doing them. She stated the other question was related to the sewer inspection and she wanted to clarify that there would not be corrective action required.

Community Development Coordinator Forney explained that related to the timeline, right now, they could have an inspection scheduled for tomorrow morning with Ryan's current schedule. He stated that, in general, he expects inspections to be completed within 24-48 hours, prior to adding another inspector, who will focus solely on this program along with some of the rental inspections. He stated Councilmember James was completely correct with regard to the sewer inspections and this would not be a 'you have to fix this' situation, but simply something that the buyer needs to be aware of. He noted that the sewer inspection program would be much more widely brought about within the Twin Cities area because the Met Council is starting to hammer down on the I&I coming in.

Councilmember James stated she had heard concerns with the timeline but she knows the City is currently very quick with inspections and thinks that adding another inspector will mean the timeline will not be an issue. She stated that other cities she has talked to are also thinking about requiring the sewer inspections. She was excited for the City to have the opportunity to help the houses be better and understands that bringing things up to code comes at a financial cost but they do not want their residents living in unsafe situations.

Councilmember Spriggs stated that he was in support of this program, excited for it, and believes it will be a big step forward for the health and safety of the community. He noted he had personal experience with this type of situation when he and his wife were looking at homes last year and their inspection showed multiple issues that would cost over \$70,000 to address.

Councilmember Buesgens stated that in response to the comment by Councilmember Jacobs about there being other choices, if there had been other choices, she felt that they would have already surfaced. She feels that the City needed to work on keeping the homes safe for people who move into the City and it was the Council's job to make sure their homes are safe. She was excited about this new program.

Mayor Márquez Simula stated that has been discussed for a very long time and she trusts that City staff has brought forward the best plan of how to address these issues. She stated that she also supported this program.

Motion by Councilmember Buesgens, seconded by Councilmember James, to waive the reading of Ordinance No. 1695, there being ample copies available to the public. All Ayes, Motion Carried 5-0.

Motion by Councilmember Buesgens, seconded by Councilmember James, to adopt Ordinance No. 1695, being an ordinance amending chapter 5a of the Columbia Heights City Code to establish the Certificate of Property Maintenance and its associated requirements, and amending parallel references to reflect the section change, and direct staff to send a summary of the ordinance as presented, for publication in the legal newspaper. 4 Ayes, 1 Nay. Motion Carried 4-1. Ayes: Buesgens, James, Spriggs, and Márquez Simula. Nay: Jacobs.

15. Consideration of a Rental License Exemption for 3806 Jackson Street NE.

City Planner Boucher explained that on April 17, 2024, the owner of 3806 Jackson Street NE, reached out to the Community Development Department requesting an exemption from the single-family rental density cap. The property is located on Block 143 with six single-family rentals out of 38 total single-family units and an allotment of four single-family rentals. He stated that if approved, the City would grant a temporary rental license exemption to the homeowner with a few additional requirements. He noted that the applicant was available via Teams if the Council would like to speak to him.

Mayor Márquez Simula noted that the Council had received the letter from Luke Schilmoeller to the City and asked if he had anything to add for their consideration.

Mr. Schilmoeller explained he just wanted to reiterate points he made in his letter that when he purchased the home in October of 2023 it was his primary residence along with a few of his friends. He stated that he got married in January of 2024 and since his wife works in Stillwater, they moved closer to her job. He explained that he had not intended to cause a problem or not follow the rules. His goal had been to live in this property but life and circumstances changed. He clarified that he was asking the Council to work with him, noting he was not an investor or trying to flip the home and would like to continue to make the community better. He explained that he did not want to essentially be punished for his life circumstances changing and he would love for his home and the guys currently living in it to continue to be part of the community.

Councilmember Jacobs asked if there were currently six rentals on this block and if this home would be seven rentals.

Community Development Director Chirpich stated there were currently five rentals on this block and this home would be a sixth rental, but noted that the next item on the agenda is also an exemption request on the same block.

Assistant Fire Chief O'Brien provided the Council with a historical run down of the licensing for the property. He explained that Mr. Schilmoeller purchased the property in July of 2023 and at the time of sale, it was a rental property and licensed with the City. He stated that the sale was prior to the rental density cap, and the license could have been transferred to the new owner. He stated that Mr. Schilmoeller was going to live in the home, so the license was not transferred, but staff was not aware that it was no longer a rental property and had sent a renewal letter this spring, which is how this all came to light.

Councilmember James asked if the home had passed inspections the last time it was licensed as a rental.

Assistant Fire Chief O'Brien stated that the property had an exterior inspection for the license for this year and believes that it passed. He explained that the exterior inspections are automatic for them and reiterated they were not aware that it was no longer a rental.

Councilmember James asked Mr. Schilmoeller if the intent was to continue to rent the property to the close friends who are currently there, but he was just no longer living there.

Mr. Schilmoeller stated that was correct.

Councilmember Spriggs stated that this item and the next on the agenda are examples of one of the main concerns he had about passing the last ordinance. He stated the City is aiming to prevent large corporations from coming in and buying up their single-family homes. But, now, there have been multiple situations like this where someone has run into some type of life situation where they need one year to rent the house and if the City denies that he did not see what they would be moving forward in the goal of preventing large corporations to come in. He explained that he would be voting in favor of both items on tonight's agenda to be exempted.

Councilmember Jacobs asked if Mr. Schilmoeller currently had renters in the home.

Mr. Schilmoeller stated that he does have renters in the home and explained they had previously been his roommates before he moved out when he got married.

Councilmember Jacobs stated that in response to Councilmember Spriggs, in part, the City wanted to limit the number of corporate landlords, but also wanted to create some kind of cap in order to provide a quality of life, maintain properties within the neighborhood, and

to make the properties available as affordable housing. She stated she would agree that corporate landlords are a big issue, but thinks the purpose for this was wider than that single goal.

Councilmember Spriggs stated he would agree the City needs affordable housing for people to own and buy, but everyone is not at the place and time in their lives to buy. He felt that assuming someone who is renting a home rather than owning it would have a different quality of life is the wrong assumption.

Councilmember Buesgens asked Mr. Schilmoeller if his former roommates were paying rent even though he had already moved out.

Mayor Márquez Simula stated that Mr. Schilmoeller had already answered that question when Councilmember Jacobs had asked it.

Councilmember Buesgens asked if Mr. Schilmoeller was aware that he could not collect rent until he has a rental license, if he is able to get one.

Mr. Schilmoeller explained that was part of why he wanted to be part of this meeting so he could understand the situation and learn how he can abide by the rules. He stated that his goal was to honor the rules in getting a rental license for the home and noted that as a first-time home buyer he did not understand all of these details. He stated this house was previously a rental property and explained that his goal had originally been not to ever make it a rental property. But now that he has gotten married and moved closer to his wife's job, his goal is to abide by the rules. He was hoping to get grandfathered in since this had previously been a registered rental property when he purchased it. He noted that he was happy to pay the fees and go through the necessary inspections and assured the Council that he was not trying to take advantage of the system. He stated he had just turned 24 and was excited to buy his first home, but life changed, and was now asking the City to extend him some grace in this situation and walk alongside him to help him to do it all correctly.

Councilmember Buesgens stated the reason she had voted for this ordinance was to deal with corporate landlords but also to increase the housing stock for homebuyers. She understands that life circumstances can change, but she does not feel that Mr. Schilmoeller's circumstances meet her standard for support of the request.

Councilmember James stated in this specific case, this house was a rental in the past, had passed inspections, has people living in it that have already been part of the community, and the term is only for one year. She noted that part of the original goal was to look at the big picture and this would still be a house that would eventually be on the market in the City. She explained that in this specific instance, she was in favor of granting the exemption. She stated she would agree with Councilmember Buesgens that until a rental license is granted, Mr. Schilmoeller cannot receive rent.

Mayor Márquez Simula stated that she agreed with Councilmember James.

Councilmember Jacobs stated her concern was that Ms. Schilmoeller has been collecting rent knowing that it was an unlicensed unit and the next item on the agenda is also in the same block and the cap for that area is four. She stated if this is approved, it would bring the number to six and if the next item is approved, that would bring it to seven which is almost double the cap that the City has set.

Motion by Councilmember Spriggs, seconded by Councilmember Jacobs, to waive the reading of Resolution 2024-033, there being ample copies available to the public. All Ayes, Motion Carried 5-0.

Motion by Councilmember Spriggs, seconded by Councilmember James, to adopt Resolution 2024-033, a resolution approving the single-family rental exemption request for the rental application at 3806 Jackson Street NE, Columbia Heights, MN 55421. 3 Ayes, 2 Nays. Motion Carried 3-2. Ayes: Spriggs, James, and Márquez Simula. Nays: Buesgens and Jacobs.

16. Consideration of a Rental License Exemption for 3857 Quincy Street NE.

City Planner Boucher explained that on April 17, 2024, the owner of 3857 Quincy Street NE, reached out to the Community Development Department requesting an exemption from the single-family rental density cap. The property is located on Block 143 with six single family rentals out of 38 total single-family units and an allotment of four single family rentals. He noted that this residence is located on the same block as the previous agenda item. He stated that if approved, the city would grant a temporary rental license exemption to the homeowner with a few additional requirements. He explained that the property owner was in attendance at the meeting.

Absaar and Anum Hadi, applicants, stated they purchased this home about six weeks ago and were unaware of the ordinance related to a cap on rentals. He stated that during the contract process they signed a document saying that they would not live in the house for more than 14 days per year and their mortgage company also will not allow them to sell the house within a year of purchase.

Councilmember Buesgens asked if Mr. Hadi could provide the City with documents that state, in writing, that the mortgage company will not allow them to sell the property within the first year.

Mr. Hadi confirmed that he can provide that documentation.

Councilmember Buesgens stated she would need to see that before making a decision and noted that it was not included in the packet.

Mayor Márquez Simula asked if that meant that Councilmember Buesgens wanted to table this item until they received this documentation.

Councilmember Buesgens stated that she would think so, depending on what the other Councilmembers felt. She stated she had worked as a closer in the past and everything should be in writing, noting their realtor should have informed them of this situation. But, Mr. Hadi also should have done his own homework before they purchased the investment property because various cities have different rules about rental properties. She clarified that the documentation is something she would have liked to see, but she did not need it.

Councilmember Jacobs stated that she agreed with Councilmember Buesgens and would like to see the documentation that states that Mr. Hadi cannot sell the home for one year. She stated that related to the exemption just approved, she would see this situation as being far more qualifying than the previous item, but reiterated this would put the block at seven rental properties and the cap is four, which is prohibitive to her. She would also echo Councilmember Buesgens that their realtor should have informed them of this, but it was their responsibility to do the research and know the circumstances and rules for any type of business they may go into. She noted that she was empathetic to their situation but explained if this comes to a vote tonight, she could not vote in favor, even though she felt this had a greater need than the previous exemption had shown.

Councilmember Spriggs stated that this was not how he thinks of ‘cracking down on’ in terms of applying for rental exemptions. He stated with the exemption they can apply for one year and then the house would be able to be sold back on the market so he was in favor of granting this exemption.

Councilmember James asked what Mr. Hadi’s plan would be if the rental license exemption was approved and if the home was up to rental codes.

Mr. Hadi explained that they do not have renters, but did have some interest. He stated they would be looking to sell the property as soon as their mortgage company would allow it, since they would not be able to renew the rental licensing. He stated that the property is currently up to rental code.

Assistant Fire Chief O’Brien stated that the property was purchased in January 31, 2024 from a corporation, TRS, LLC, which is an affiliate of Progress Residential, which was formerly known as Havenbrook Homes. He stated it has been a rental property since it went through foreclosure in 2012 when it was purchased by a Havenbrook affiliate.

Mayor Márquez Simula stated if this is approved, the rental license would only be valid for a year unless three of the other homes on their block sold and were no longer rentals.

Councilmember Buesgens stated she understands there is a hardship, but feels this is different than the previous item because Mr. Hadi entered into this as a business and not a personal situation. She reiterated the importance of doing your homework as a business within the City.

Councilmember Jacobs asked if there would be any chance that they could re-negotiate the mortgage rather than having to wait a year to sell.

Mr. Hadi stated the way it was explained to him by his lender, when you pull a mortgage and it is sold off, the company wants to have a certain amount of payments before they refinance or sell the home.

Councilmember Buesgens asked if the Council wanted to table this item so they could see the document from the mortgage company.

Councilmember Jacobs confirmed that she would be in favor of tabling until they could see this documentation, but clarified she was not sure if her decision would be different.

Councilmember Buesgens stated she would also be open to that.

Motion by Councilmember Jacobs , seconded by Councilmember Buesgens, to table Consideration of a Rental License Exemption for 3857 Quincy Street NE, until the applicant can provide documentation from the mortgage company about resale of the home. 3 Ayes, 2 Nays. Motion carried 3-2. Ayes: Jacobs, Buesgens, and Márquez Simula. Nays: Spriggs and James.

17. Consideration of Approval of Temporary One-year Rental License.

Assistant Fire Chief O'Brien explained this consideration is for approval of a one-year temporary rental housing license application, which is the first ever presented to the Council, to operate a rental unit within the City of Columbia Heights for the property located at 4411 6th Street NE. He explained that following the revocation of the rental license for this property for non-renewal of the 2023 rental occupancy license the City in October 2023, the property was not eligible for a new rental license because it is in an area that exceed the City's rental density limit for detached single-family properties. In January 2024, the property owner applied for an exemption which the Council and the property had also passed a zoning review and rental inspection earlier this month. He explained that the applicant had paid the application and reinstatement fees. He gave an overview of the process for renewal of a temporary rental license.

Councilmember Buesgens asked if there were any extenuating circumstances behind the reason this was allowed to go through other than that they missed the timeline for the application. She also asked if there were any extenuating circumstances as to why they are not selling or taking care of this property and applying for a second year license.

Assistant Fire Chief O'Brien stated he did not know of any extenuating circumstances behind the original reason this was allowed. He explained that once the Council approved this in January, the City sent a notice outlining what needed to happen. He noted if the Council approves the license this evening, they will, in January or February of 2025, send out a renewal notice and they will need to have everything completed by April 30, 2025.

Mayor Márquez Simula stated that the Council had just voted on this in January with the idea that they would then follow through with this action.

Motion by Councilmember Jacobs, seconded by Councilmember James, to adopt Resolution Number 2024-035, being Resolution of the City Council of the City of Columbia Heights approving a one-year temporary rental housing license pursuant to City Code of the rental license listed. All Ayes, Motion Carried 5-0.

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

Councilmember Buesgens attended the Sustainability Commission meeting and noted that they were in the final stages of finishing the Sustainable Purchasing Policy and are continuing work on the Complete Streets Policy. She thanked the volunteers who took time to clean up Central Avenue and noted that it looks great. She attended the swearing in for the City's new Police Officer, Jennifer Cortez. She stated that volunteers helped her build a Húgelkultur in Blooming Sunshine Garden. She had also worked with the Council to interview two of the Captains who are vying for the Police Chief position. She attended the City Services Expo and had conversations with residents whom she had not met before. She attended the National Planning Conference with staff who had volunteered some of the City facilities for tours. She had also attended the art show, Pearl of the Mississippi, and stated that it was still in the entryway for anyone who was interested in viewing it. She worked with the Council on the City Manager search and had also recently attended a drum karaoke night at the new business across the street, called Clash Drum, which was really fun. She noted that Alice Cooper will be coming to Clash Drum in August. She stated that she also took her husband on an outing to The Golden Nuts shop on Central which was wonderful and encouraged people to go check them out.

Councilmember James stated that she had attended the Charter Commission meeting, noted that there is an opening for a new member, and asked interested parties to apply by June 14, 2024. She stated since the last Council meeting, she met with some local leaders regarding the Public Safety aid and ways they could work to prevent violence in their cities. She attended the Council Work Session and the City Expo and thanked City staff that had attended. She noted there are still employment opportunities available on the City website if they were not able to make it to the Expo. She had also attended the Art Show and the City Manager interviews. She stated for the Earth Day clean up, she wanted to mention that one of the interesting things about the hands-on service was the implications for policy and noted that much of the trash was mini liquor bottles and cigarettes. She stated that this brought to mind how they may want to use the municipal liquor stores and possible ways to encourage businesses to provide trash receptacles. She had also signed on to two pieces of advocacy: the Housing Stability Act, HF #3640; and HF #4413.

Councilmember Jacobs attended the swearing in of the new Police Officer and the meetings for the selection of the City Manager and Police Chief. She stated 27 residents had reached out to her on the ordinance discussed earlier on the agenda. She also wanted to bring up something that is a concern of hers. She explained that the Council Corner is a mechanism for

Councilmembers, not staff, to discuss non-business items. She explained that because of its failure as a monthly meeting, they placed it the end of a regular Work Session agenda. She stated that Council Corner has never been, nor should it be, a mechanism where any business item should ever be discussed. However, at the April Work Session, a proposed chicken ordinance was placed under the Council Corner, which would clearly not qualify for that place in the meeting. She stated after that meeting, she was frustrated that the appropriate policies were either being ignored or manipulated to accommodate potential desires of individual Councilmembers. She was not aware of any proposed ordinance or ordinance amendment ever being discussed in a non-business format and noted that business items deserve unbiased discussion, transparency, and for staff to make the appropriate presentation. She felt that what happened at the last Work Session violated the residents' expectation that the business needs of the community were being fairly considered over the personal needs or desires of any single Councilmember. She explained that her intent was to see this ordinance proposal placed on the May Work Session agenda for the full presentation and discussion and that anything less would be an attempt to circumvent the process.

Councilmember Spriggs stated he attended many of the same things already mentioned by the other Councilmembers such as the meetings regarding the City Manager and Police Chief interviews. He also attended the City Service Expo which seemed to have a good turn-out. He noted that he and Mayor Márquez Simula meet earlier today with a tenant's group based in the City to discuss current concerns and possible actions moving forward.

Mayor Márquez Simula stated that she would like to address the comments made by Councilmember Jacobs regarding the Work Session meeting. She explained at that meeting, the Council had discussed if the City should have a chicken ordinance and the consensus was that they could look into more data and that none of them had heard much about it from their constituents. She stated that following their discussion, she felt the Council had all agreed the Council would look at data and asked staff to bring them more information in the future. She stated that it was basically tabled to come back at some point in the future. She stated that she felt the way that Councilmember Jacobs had described the discussion was misleading.

Councilmember Jacobs stated she wanted to be clear that she had not brought that idea to Council Corner. She stated it was submitted by somebody else and she would never have wanted that discussion to take place under Council Corner. She explained her overarching point is that she did not feel that discussion belonged under Council Corner and she hoped the Council would be willing to take it under consideration in an appropriate format, which would be on the main Work Session agenda. She noted staff in Community Development have worked on this for almost 18 months and other cities have this type of thing, so this would not be extraordinary. She felt it was something that the City should address because more and more people are having chickens than they did four or five years ago and it was being brought forward by individuals in the community. She stated that, at the very least, she would like the Community Development staff to be able to bring forward the work they have put into this topic.

Mayor Márquez Simula asked if Councilmember Jacobs felt the correct way to make sure that staff had the option to bring this forward was to write a letter to the newspaper rather than just

discussing it with the Council and asking for it to be placed on the Work Session agenda. She felt that Councilmember Jacobs had written to the newspaper to imply that no one was listening to her ideas when everyone at the end of the discussion said that they wanted to see more data.

Councilmember James stated she understood that the Council Corner was for non-business meeting items, but there was also a separate conversation that the Council would be able to bring up items for discussions at a future Work Sessions. She suggested that part of the problem may be that it is labeled Council Corner and is really just more 'new' items for discussion as brought forward by the Council. She did not remember them agreeing to have it named Council Corner on the Work Session agenda and thought that adding it to the end of the agenda was for things the Council had not yet directed staff to work on. She does not know how this item had been added to the agenda and agreed if it was something that staff was working on, it should not be listed under Council Corner. She thinks that many ideas get brought up and then they see if there is agreement before they move forward in working on them.

Mayor Márquez Simula stated she agreed and the way she sees it is that many communities, during their Work Sessions, have an item, despite its name, that Council has an opportunity to bring information up. She noted that in the past, for example, Councilmember James had brought up tenant rights and asked if it could be something that they discuss. She stated that does not limit their discussion. She understands this was an item that Councilmember Jacobs had been working on with staff, but clarified that in no way was it intended to diminish the item by discussing it under Council Corner. She stated she felt the Council all gave it their full attention and had all said that they would like to see more data and asked staff to bring that back. She explained the Council had followed through with Councilmember Jacobs' request.

Councilmember Jacobs clarified that it was not her request.

Mayor Márquez Simula stated she had been told that it was done at Councilmember Jacobs' request.

Councilmember Jacobs reiterated that it was not her request and explained that she had been told it would be on a Work Session agenda, which was a request that she had been making over the last year or so, but reiterated that she had not asked for it to be placed on Council Corner.

Mayor Márquez Simula stated that sounded like it was a request because no one else on the Council had asked to talk about this topic.

Councilmember Jacobs reiterated that she had not asked for it to be placed on Council Corner but had worked with staff on this issue. She stated she was told that it would be placed on an upcoming Work Session agenda, which is where she felt it should have been.

Mayor Márquez Simula stated that it was discussed at a Work Session.

Councilmember Jacobs stated that it was under Council Corner where the Council should not be taking care of business items.

Mayor Márquez Simula stated that everyone is welcome to come to a Work Session and everyone is able to talk about all of the items whether they are called 'old business', 'new business', or 'staff directed items'. She felt Councilmember Jacobs implying that something was not addressed was both rude and disingenuous to the rest of the Council.

Mayor Márquez Simula stated that she had attended the Sister Cities meeting, the Senior Consortium meeting, Rotary meeting, swearing in for Officer Jennifer Cortez, Youth Commission meeting, read books to 4th graders at Valley View Elementary, attended the City Services Expo, and toured and helped out at the new brewery that will be opening next month at Railworks. She had also attended the National Planning Conference and commended Assistant City Manager Chirpich for doing a fantastic job of talking with all of the attendees and answering questions about City Hall and the Ratio Apartments. She stated the City hosted an art exhibit for the Mississippi River Pearl, which is part of Art to Change the World and noted it will remain in the lobby at City Hall for the next three weeks and then it will move to the library. She noted that it is a public work of art that is designed to be touched and recommended people bring their kids and learn about how pollution impacts the world. She stated the Council held interviews for the City Manager and Police Chief positions and thanked the community for being part of that process through the on-line survey and helping with interviews. She had also attended the Earth Day clean-up event and stated that one trash item she saw reduced from the last few years was disposable masks. She stated that she and Councilmember Spriggs attended a meeting with The Legends and their rental tenant consortium. She also had a meeting with Commissioner Meisner to get an update on things happening within the County. She stated that also earlier today was the appeals meeting for taxes. She stated she has also gone to The Golden Nuts, which has amazing food.

Mayor Márquez Simula noted that tonight is the Council's last meeting with Police Chief Austin and read aloud a statement about how he had welcomed her with open arms when she became mayor. She stated that Police Chief Austin had a steadfast commitment to embedded social workers, officer wellness, and felt that improved community policing has marked his leadership in the City. She sincerely thanked him for his leadership, integrity, compassion and wished him well in his retirement.

There was a round of applause and a standing ovation for Police Chief Austin.

Police Chief Austin thanked Mayor Márquez Simula for the kind words and stated that he has been with the City a little over 29 years and has been in this line of work for almost 35 years. He stated that his 29 years in Columbia Heights have really flown by and he has been fortunate to have a job that he has enjoyed almost every single day. He stated the Department has done some really great things and has some really great officers but noted that things do not get done unless they have the support of the elected leaders. He was thankful that this has not been a struggle for them. He expressed his appreciation to the current and previous Councils for their support.

Report of the City Manager

Interim City Manager Hansen stated one thing he will miss when Police Chief Austin retires is his sense of humor. He stated the Council had mentioned the volunteer efforts for Earth Day and noted that City web page had additional volunteer opportunities available on the Community Page. He stated nominations for Outstanding Citizen close next Monday and the two categories are for ages 14-18 and 18+. He stated the City-wide garage sale is coming up and noted if people want their sale registered so it will appear on the mapping system, they need to register beginning on May 1, 2024. He stated he had the opportunity meet with the Polish American Cultural Institute of Minnesota and discussed possible locations for where their artwork will go and noted that it is scheduled for September 21, 2024.

COMMUNITY FORUM

Laurel Deneen, City resident, noted that she also serves on the Planning Commission and explained that she would like to propose that the City consider revising its City Code to permit accessory dwelling units (ADU) on residential properties. She outlined area cities that have already made similar changes and outlined some of the benefits that ADUs could bring to the community.

Ahmad stated that his cousin owns The Golden Nuts and was glad to hear that the Councilmembers had enjoyed it.

Ed Higgins, City resident, stated he would like to bring up three things for Council consideration. The first would be tobacco licenses and the possibility of revisiting the number in the City. He noted that he was not a fan of tobacco and its carcinogens, but felt tobacco that does not have carcinogens and hookah is culturally important. He would like to ask the City to think about extending licenses for additional hookah or tobacco stores in the City. He also wanted to discuss food trucks and noted that he could not find anything on the City website that stated their policy as to how long a food truck can stay in one place. He noted he had clients in the City that told him they had been told they can only have one food truck in their parking lot for 30 days and then they have to move. He also wanted to bring up the possibility of a dog park in the City.

Kathy Cooper, City resident, stated that she has been a resident of the City for 25 years and introduced her fiancé who has lived with her for the past two years. She has three issues she would like to bring to the Council's attention. She explained that she has concerns that the Columbia Heights Police Department was not taking seriously her reports of crimes against vulnerable adults and they have not been helpful assisting those individuals to get the necessary protective orders in place. She stated a group of them met with the Police Department about a year ago and they refused to watch a video called Deception of Protection – Anatomy of an Involuntary Guardianship, which explains the rising crime of adult guardianship exploitation. She noted that right before the meeting tonight, she had received a return phone call from Captain Johnston and set up an appointment to meet with him later in the week. She stated her second item is that since November of 2020, Jessie Davies, the Refuse and Recycling Coordinator, has refused to honor her requests to make reasonable accommodations for her disabilities with regard to yard waste collection. She stated in 2017 or 2018, a snow plow driver took down her mailbox and at that time the Public Works Department repaired it, but the repair has not

held up, so it is now very wobbly and unstable. She asked that the Council consider giving her some help with these issues, so she did not have to continue to spin her wheels.

ADJOURNMENT

Motion by Councilmember Buesgens, seconded by Councilmember Spriggs, to adjourn. All Ayes, Motion Carried 5-0.

Meeting adjourned at 8:12 pm.

Respectfully Submitted,

Sara Ion, City Clerk/Council Secretary



PLANNING COMMISSION
City Hall—Council Chambers, 590 40th Ave NE
Wednesday, July 05, 2023
6:00 PM

MINUTES

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 pm by Chair Sahnaw.

Commissioners Present: Laurel Deneen, John Gianoulis, Tom Kaiser, Mike Novitsky, Eric Sahnaw, Mark Vargas, Clara Wolfe

Staff Present: Aaron Chirpich, Assistant City Manager/Community Development Director; Andrew Boucher, City Planner; and Alicia Howe, Administrative Assistant; Tim Stone, Architect and representative of CUP applicants

APPROVE MINUTES

1. **Approve May 2, 2023 Planning Commission Meeting Minutes.**
Motion by Wolfe, seconded by Novitsky, to approve the Planning Commission Meeting Minutes of May 2, 2023. All ayes of present. MOTION PASSED.

PUBLIC HEARINGS

2. **Conditional Use Permit to allow a Banquet Hall at 2201 37th Avenue NE.**
 Boucher stated Mohamed Abdulle and Abdul Salah have hired Tim Stone to represent them and requested approval of a conditional use permit to allow a banquet hall within a portion of an existing 42,000 square foot commercial building located at 2201 37th Avenue NE. The site, located north of 37th Avenue and west of McKinley Street, was previously occupied by the Unique Thrift Store.

Boucher noted the banquet hall is intended to provide assembly space for graduation, celebrations, weddings, receptions and similar events. The proposal is consistent with the City's 2040 Comprehensive Plan and uses allowed in the General Business (GB) District. Section 9.107(C)(54) imposes the following required conditions for a "banquet hall" use followed by Staff comments.

Boucher added that the space is one of four tenant spaces including an office, storage, retail furniture, and retail market.

Boucher displayed an image of the site layout and parking study to the Planning Commission. The two retail spaces will potentially change since they are speculative at the moment. The applicant has provided a parking study as one of the conditions of approval which showed the event center peak parking demand would occur at different peak parking demand times than the other uses. A total of 161 off-street parking spaces are

required of the five proposed uses. The parking study concludes that the existing parking supply will accommodate expected parking demand based on the uses having the different peaks at different hours so long as the capacity of the banquet hall does not exceed the occupant load. The applicant will be required to post the max occupancy of 311 people within the banquet space.

Boucher stated Staff is in agreement with the applicant that peak parking demands for the banquet hall will likely coincide with the lower parking demands for the other uses and believe the parking provided is sufficient. They expect the peak parking demand for the banquet hall to occur Fridays and Saturdays from 7:00 pm to 2:00 am while the retail stores will have peak parking demand during the work day.

Boucher mentioned the banquet hall specific development standards which include:

- New construction additions and exterior materials shall be compatible with those used in the immediate neighborhood.
 - The applicant is proposing no exterior building modifications at this time.
- An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the community.
 - There is existing fencing and some landscaping in between the multifamily residential areas that Staff believe is adequate at this time.
- The facility shall meet all applicable building and fire codes, and shall be licensed as required by the state or county.

Boucher added that there are no changes to the existing sites access locations, no exterior site modifications, parking meets City code and ADA requirements. The applicant will provides signs when the tenants and Staff have reviewed them administratively.

Boucher noted trash, handling and loading, will occur on the north side of the building and no activities of those kind are going to be used in the drive-thru lane. The use will be required to adhere to performance standards for odors, and sounds. If sounds can be observed from the neighboring properties or the right of way, then it is grounds for revoking or re-reviewing the Conditional Use Permit. Staff have not received any comments from neighboring properties owners regarding the development proposal.

Boucher stated the applicant was required to provide a transportation management plan to address off street parking, bus loading and unloading traffic control and the impact of the facility on the surrounding roadways. The applicant provided a parking study that was revised to be based on Columbia Heights City code. Staff is in agreement that the amount of parking provided is sufficient.

Boucher explained that all sidewalks and alleys are within 100 feet of the use shall be inspected regularly and cleared of any litter found thereon. Hall music or amplified sound shall not be audible from adjacent residential uses and must meet the requirements of City ordinances to ensure consistent enforcement by the Police Department.

Boucher reviewed the floor plan and noted both sections are allowed to hold 311 people per the occupancy code which will be required to be posted within the facility. Fire and Police have the ability to go in and inspect it.

Boucher explained the findings of facts which include:

- The banquet hall use is specifically listed as a conditional use in the General Business District under Section 9.110(E)(3)(c). This requirement has been satisfied.
- The proposed uses are permitted within the (GB) District and as conditioned, will bring harmony with the general purpose and intent of the Comprehensive Plan guiding the subject site for commercial use.
- The use will not impose hazards or disturbing influences on neighboring properties if conditions related to parking management and monitoring of performance standards are satisfied.
- The use will not substantially diminish the use of property in the immediate vicinity as the area includes both commercial and multiple family residential uses are not expected to negatively impact properties in the immediate vicinity.
- The proposed uses will occupy an existing building and with the likely exception of new site signage at some point, no exterior changes to the site and building design are proposed. Thus, the character of the neighborhood is not expected to change.
- The site is presently serviced by adequate utilities and services. No changes to public services or facilities are proposed.
- Adequate parking supply will be provided upon the subject site as required and described in the parking study. In this regard, steps are being taken to minimize potential traffic congestion on public streets which could result from overflow on-street parking.
- The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.
- In review of the application materials and recognizing that the existing building setback along McKinley Street NE represents a legal nonconforming condition, the banquet hall and other uses comply (or will comply) with all other applicable GB, General Business District regulations.

Boucher stated it is Staff's recommendation for the Planning Commission to consider the following conditions of approval.

1. All new signage shall be subject to City review and approval.
2. Loading activities shall take place on the north side of the building and the former drive-up donation lane located south of the building shall not be used for loading activities.
3. All uses within the building shall comply with the standards governing the odor emissions as adopted and enforced by the Minnesota Pollution Control Agency and any applicable performance standards.
4. The applicant shall adhere to any and all recommendations provided by the Public Works Department.

5. The building shall meet all applicable building and fire codes.
6. The subject site and all adjacent streets and sidewalks within 100 feet of the site shall be inspected regularly for the purposes of removing any litter found thereon.
7. No music or amplified sounds which would be audible from adjacent residential uses shall be allowed on the subject site and the site will comply.
8. All required state and local codes, permits, licenses and inspections shall be met and be in full compliance; the use of the commercial kitchen is limited to licensed caterers and alcohol providers.
9. Music performance may be allowed as an accessory use to the banquet hall for a party, banquet, wedding, reception or other social events; music performances may not be the primary function.
10. Verify exterior lighting is in working order and appropriate for the site.
11. An emergency management plan is required and shall include on-site management; functioning security cameras with 30 days of digital storage and cover the parking lot, alley, main areas, and interior spaces; how the ingress/egress will be maintained; and parking lot management to ensure that odors, noise, and any on-site alcohol consumption does not occur outside of the building.

Sahnow asked if any of the Commissioners had any questions.

Kaiser asked why the property owner was not looking to make any exterior modifications or landscaping upgrades. He noted the applicant is ensuring that it fits with the neighborhood character but the neighborhood directly adjacent to the property is undergoing significant changes.

Tim Stone, architect and representative of the CUP applicants, replied that the majority of the frontage is parking. At this point the owner has done landscaping and re-striping and re-tarring of the existing parking lot area. He added he assumes the owner is planning on doing some painting.

Sahnow asked if Staff had additional discussions with Mr. Stone and the applicants about increasing the amount of lighting since the event center is anticipating having people there late at night.

Boucher replied there have not been discussions on increasing the lighting but have discussed ensuring the lighting is in working order and that is it appropriate for the uses surrounding it since there are residential areas adjacent to the property.

Sahnow asked if a lighting report would be included as a final submittal to the City. Boucher stated it could be included and added as a condition.

Sahnow proposed amending condition 10 to include that the lighting report is included with the submittal to the City.

Sahnow opened the public hearing.

There were no public comments.

Motion by Kaiser, seconded by Wolfe, to close the public hearing and waive the reading of draft Resolution attached, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Kaiser, seconded by Wolfe, to recommend that the Planning Commission recommend to the City Council approval of the Conditional Use Permit as amended, subject to the conditions stated in the draft resolution with condition 10 being amended to include a light report. All ayes of present. MOTION PASSED.

OTHER BUSINESS

3. Review Purchase of 941 44th Avenue NE.

Boucher stated Pursuant to State Statue, Section 462.356, Subdivision 2, the Planning and Zoning Commission (the "Planning Commission") in and for the City is required to review and ultimately determine that the proposed acquisition of real property by the City's Economic Development Authority (EDA), conforms to the Comprehensive Plan of the City. Therefore, the EDA has requested that the Planning Commission review the acquisition of 941 44th Avenue NE, Columbia Heights, MN 55421 (the "Subject Property") to determine if its acquisition conforms to the Comprehensive Plan of the City.

Boucher added that the EDA has a long-standing practice of acquiring blighted single-family homes to facilitate scattered site redevelopment, and the proposed acquisition of the Subject Property responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed acquisition.

Boucher noted the land use and redevelopment goal is to provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community. This includes:

1. Enhance the image and viability of the Central Avenue corridor while protecting and enhancing adjacent residential areas.
2. Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale, and architectural quality.

Kaiser asked if the intent is to eventually become commercial since it is adjacent to a residential area.

Chirpich replied that it is commercially zoned. One of the EDA's long standing initiatives is to acquire the commercially zoned single-family homes along the corridor. It would be a hold for future commercial use in order to try to coordinate a land assembly with some of

the other commercial property owners in the vicinity. Staff expects an increased redevelopment pressure on the corner once the Rainbow site redevelops.

Deneen asked what was wrong with the home that brought it to the City's attention. Chirpich replied that he believed a Councilmember had heard that it was going to be for sale because the owner recently passed away. It is in significant disrepair and a candidate for demolition.

Motion by Kaiser, seconded by Novitsky, to waive the reading of Resolution 2023-PZ04, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Wolfe, seconded by Vargas, to adopt Resolution 2023-PZ04, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2023-PZ04

A RESOLUTION FINDING THAT THE ACQUISITION OF CERTAIN LAND FOR REDEVELOPMENT PURPOSES BY THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY IS CONSISTENT WITH THE CITY OF COLUMBIA HEIGHTS' COMPREHENSIVE PLAN.

WHEREAS, the Columbia Heights Economic Development Authority (the "Authority") proposes to purchase certain property (the "Property") located at 941 44th Avenue NE, (PID 36-30-24-22-0050) in the City of Columbia Heights (the "City") and described on the attached Exhibit A, for the purposes of eventual redevelopment; and

WHEREAS, Minnesota Statutes, Section 462.356, subd. 2 requires the City's Planning Commission to review the proposed acquisition or disposal of publicly-owned real property within the City prior to its acquisition or disposal, to determine whether in the opinion of the Planning Commission, such acquisition or disposal is consistent with the comprehensive municipal plan; and

NOW, THEREFORE BE IT RESOLVED, the Planning Commission has reviewed the proposed acquisition of the Property, and has determined that the Authority's purpose is to redevelop the Property, and that the proposed acquisition is therefore consistent with the City's comprehensive plan. **BE IT FURTHER RESOLVED** that this resolution be communicated to the Board of Commissioners of the Authority.

ORDER OF THE PLANNING COMMISSION

Passed this 5th day of July 2023.

Offered by: Wolfe
Seconded by: Vargas

Roll Call: All ayes. *Motion Passes.*

Chair

Alicia Howe, Administrative Assistant II

ADJOURNMENT

Motion by Wolfe, seconded by Vargas, to adjourn the meeting at 6:29 pm. All ayes. MOTION PASSED.

Respectfully submitted,



Alicia Howe, Administrative Assistant



PLANNING COMMISSION
City Hall—Council Chambers, 3989 Central Ave NE
Tuesday, October 24, 2023
6:00 PM

MINUTES

The meeting was called to order at 6:01 pm by Chair Sahnou.

CALL TO ORDER/ROLL CALL

Commissioners present: Eric Sahnou, Tom Kaiser, Laurel Deneen, Clara Wolfe, and John Gianoulis

Absent: Mike Novisky, Mark Vargas

Also present: Aaron Chirpich, Community Development Director; Andrew Boucher, City Planner; Ben Sandell, Communications Coordinator; Connie Buesgens, Council Liaison.

APPROVE MINUTES

1. Approve July 5, 2023 Planning Commission Meeting Minutes.

Motion by Deneen, seconded by Kaiser, to approve the minutes from the meeting of July 5, 2023. All Ayes. MOTION PASSED.

Approve October 3, 2023 Planning Commission Meeting Minutes.

Motion by Deneen, seconded by Gianoulis, to approve the minutes from the meeting of October 3, 2023. All Ayes. MOTION PASSED.

PUBLIC HEARINGS

2. Zoning Ordinance Amendment to Allow Limited Retail Sales in the Light Industrial (I-1) and General Industrial (I-2) Districts

Introduction: Boucher stated Timothy M. LaCroix of LaCroix Law, PLLC representing Southern Anoka Community Assistance, Inc. has made an application for a zoning text amendment and is proposing limited retail sales as permitted uses in the Light (I-1) and General Industrial (I-2) Zoning districts. It is subject to required findings for zoning amendments per 9.104(F).

Boucher noted that Timothy M. LaCroix of LaCroix Law, PLLC representing Southern Anoka Community Assistance, Inc. (SACA), has requested approval of a Zoning Ordinance Amendment to accommodate the establishment of retail sales in the Light Industrial (I-1) and General Industrial (I-2) Districts. The applicant currently operates a food shelf (warehousing/distribution) upon a 6,825 square foot site located at 627 38th Avenue NE (at the intersection of 38th Avenue NE and Jefferson Street NE) and intends to relocate to a new site at 3905 California Street NE (west of Main Street NE and north of 39th Avenue NE), both of which are zoned for Light Industrial (I-1).

Boucher stated retail sales have been limited, in the Industrial Districts, to motor vehicle part stores, pawnshops, and retail services where appointments are required (tattoos, body piercing, automobile repair). SACA previously operated a thrift store/retail component which was not a permitted use and has been discontinued. The applicant plans to relocate and repurpose an existing 24,500 square foot industrial building located on the site (previously occupied by “Lamott Properties LLC”) into a food shelf and thrift store. The proposed retail sales would be limited to products manufactured, processed, or delivered in bulk and repackaged for sale on the site, so long as the sales area does not exceed 20% of the gross floor area of the principal building and shall adhere to the performance standards set forth in Section 9.106.

Boucher added that the subject site (3905 California Street NE) is bordered on the north and west by industrial uses, Lomanki Park on the south, and on the east by single family dwellings. The other subject site (627 38th Avenue NE) has industrial property to the north, park and open space to the east, and the remainder of the property is surrounded by residential.

Boucher stated both sites are zoned I-1, Light Industrial which currently does not make an allowance for general retail sales; as a result, the approval of a Zoning Ordinance Amendment to allow “limited retail sales” in the I-1 and I-2 Districts (as a permitted use) is required for the operation of the thrift store component. To be noted is that the requested Zoning Ordinance change would apply to all properties located within I-1, Light Industrial and I2, General Industrial Zoning Districts.

Boucher mentioned minor exterior modifications to the existing site and building entrance are proposed with the building entrance reconfigured for accessibility purposes from California Street to the northern end of the property through the parking lot. New signage should also be anticipated as part of the site redevelopment.

Boucher reviewed the required findings as follows:

- (a) The amendment is consistent with the comprehensive plan. With general development standards imposed to endure compatibility, the amendment will be in harmony with the purpose of the Comprehensive Plan.
 - a. Saca’s existing and future facilities are identified, the properties are zoned for Light (I-1) and General Industrial (I-2).
- (b) The amendment is in the public interest and is not solely for the benefit of a single property owner. The addition of limited retail sales as a use is applicable to multiple industrially zoned properties and is not solely for the benefit of a single property owner.
 - a. The Industrial Districts include businesses such as Zuccaro’s Product (retail) Minneapolis Mark (manufacturing/retail service component), Ruff Love Dogs (kennel), Total Export Inc. (professional services), Columbia Heights Recycling (City service).

- (c) Where the amendment is to change the zoning classification of a particular property, the existing use of the property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification. Retail services and sales are currently allowed in the Light and General Industrial Districts by way of pawnshops, motor vehicles parts stores, and brewer taprooms all of which are more intense uses generating more business activity and traffic than the proposed addition of limited retail sales. Additionally, the retail uses allowed in these districts are typically complimentary of the other uses allowed.
- (d) Where the amendment is to change the zoning classification of a particular property, there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its current zoning classification. The amendment is not to change the zoning classification of a particular property, but to accommodate a use that is already allowed in different forms but for the same purpose of providing

Boucher explained that the applicant is not proposing a zoning re-classification but an expansion to the uses allowed in the Industrial Districts and reflecting the uses that allow for retail sales or services in greater intensities than what is purposed.

Boucher explained to accommodate the proposed use, the applicant has requested the processing of a Zoning Ordinance amendment which would allow “limited retail sales” as a permitted use in the I-1, Limited Industrial District, and I-2, General Industrial District.

Boucher stated to be noted is that “retail sales” are presently allowed in all the City’s Commercial zoning districts as permitted uses in the General Business (GB) and Central Business District. “Limited retail sales” are also allowed in the Limited Business as a conditional use (but does not have specific development standards besides limiting the retail area square footage to 2,500 sq. ft.).

Boucher stated it is the opinion of Staff that limited retail sales can compatibly exist within I-1 and I-2 Districts provided various precautions are taken to address potential adverse impacts. While the Zoning Ordinance presently includes performance standards, Staff recommends that such standards be expanded to address potential adverse impacts to the residential uses in a more comprehensive manner. In this regard, the following Zoning Ordinance modifications are recommended by Staff:

1. A new definition defining “limited retail sales” and to provide clarity regarding the scope and intensity of retail sales which read as follows (new/additional conditions recommended by Staff are in bold):

RETAIL SALES, LIMITED (LIMITED RETAIL SALES). Retail sales of products manufactured, process, or delivered in bulk and repackaged for sale on the site, provided that the sales area does not exceed 20% of the gross floor area of the

principal building and must adhere to the performance standards set forth in section 9.106.

2. A new use, Retail Sales, Limited added to the list of Permitted uses described in Section 9.111(D) I-1, Light Industrial District (2) and (E) I-2, General Industrial District (2):

(z) RETAIL SALES, LIMITED

Recommendation: Approval of the Zoning Ordinance Amendment which makes an allowance for limited retail sales as defined as a permitted use in the City's I-1, Light Industrial District, and I-2, General Industrial District.

Questions/Comments from Members:

Sahnaw asked how the 20% the gross floor area of the building was determined. He also asked how rezoning compared to other neighboring cities on how they zone.

Boucher replied that Staff have not looked to see what other cities are doing and instead looked at what retail uses were allowed and what densities they were allowed. Chirpich added that Staff looked at the City of New Hope and found that they applied a 20% threshold in their industrial district.

Deneen asked about the parking situation for the existing SACA facility and whether the new site would be able to accommodate the increased traffic.

Chirpich replied that there have been complaints on lack of parking on the site. The site will expand the parking considerably and do not plan to expand the thrift store operation. He added that it will work in a parking demand perspective.

Boucher stated that the gross floor area is some of the gross horizontal areas of several floors measured to the outside of the exterior walls. The building footprint is how the gross floor area is determined.

Boucher explained that the Planning Commission was not approving a development request but that it was a zoning text amendment. The applicant would still need to apply for building permits.

Applicant Timothy LaCroix introduced Dave Rudolph. Mr. Rudolph stated most of the people coming to the thrift store are coming to the food shelf.

Public Hearing Opened.

Larene St. Gabriel-Dargay, City resident, stated surrounding neighbors do not use SACA. Many neighbors have expressed concerns to her about not wanting SACA moving into their neighborhood. She added that neighbors do not understand why SACA needs to move locations if it is working in the current location. She asked why the location needs to be

moved. She added that many neighbors believe that more crime is going to move into the area.

Mr. LaCroix explained that the primary reason for moving is due to the increased need in the community. There is also an increased need for parking and space. He noted that the majority of people who use SACA services are working people who need supplemental help to make ends meet. There has not been a history of increased crime due to SACA. SACA is already planning on moving and that the zoning fits the current location.

Boucher explained that Staff had a development review committee which included public works, community development, the fire department and the police department. Captain Markham reviewed the crime issues that are already present and believes there is more crime due to it not being a busy area and there is more cover for crime. Increasing activity in the area could actually lower the potential of crime.

Chirpich added that they discussed ways they could activate the nearby park.

Ms. St. Gabriel-Dargay expressed her concerns that neighbors were not being heard and that surrounding neighbors have voiced their concerns about crime.

Polly Philblad, City resident, stated that SACA has influenced her life and she had an opportunity to volunteer there. She explained she also used the services at SACA and they helped her during a difficult time in life.

Public Hearing Closed.

Motion by Wolfe, seconded by Deneen, to waive the reading of the draft Ordinance amendment No. 1690, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Deneen, seconded by Wolfe, to recommend that the City Council approve draft Zoning Ordinance Amendment No. 1690 as presented. All ayes. MOTION PASSED.

DRAFT

ORDINANCE NO. 1690

AN ORDINANCE AMENDING CHAPTER 9.111 OF THE CITY CODE OF 2005 TO ESTABLISH LIMITED RETAIL SALES AS A PERMITTED USE IN THE CITY'S I-1, LIGHT INDUSTRIAL ZONING DISTRICT, AND I-2, GENERAL INDUSTRIAL ZONING DISTRICT

The City of Columbia Heights does ordain:

Section 1

The definition of the term “Retail Sales, Limited,” as provided in Section 9.103 of the City Code of 2005, is hereby established to read as follows:

RETAIL SALES, LIMITED (LIMITED RETAIL SALES). Retail sales of products manufactured, process, or delivered in bulk and repackaged for sale on the site, provided that the sales area does not exceed 20% of the gross floor area of the principal building and must adhere to the performance standards set forth in section 9.106.

Section 2

9.111 (D)(3) of the City Code of 2005 (I-1 District Permitted Uses) is hereby amended to read as follows, to wit:

(2) *Permitted uses.* Except as specifically limited herein, the following uses are permitted within the I1, Light Industrial District:

- a) Community center.
- b) Government office.
- c) Government maintenance facility.
- d) Government protective service facility.
- e) Public park and/or playground.
- f) Recreational facility, indoor.
- g) Recreational facility, outdoor.
- h) Automobile and motorcycle repair, major.
- i) Automobile and motorcycle repair, minor.
- j) Laboratory, medical.
- k) Office
- l) Studio, radio or television.
- m) Assembly, manufacturing and/or processing.
- n) Freight terminal.
- o) Maintenance facility.
- p) Office/showroom.
- q) Office/warehouse.
- r) Printing and/or publishing.
- s) Self-service storage facility.
- t) Warehousing and/or distribution.
- u) Pawnshops.
- v) Tattoo shops.
- w) Body piercing shops.
- x) Motor vehicle parts store.
- y) Brewer taproom.
- z) *Retail sales, limited*

Section 3

9.111 (E)(3) of the City Code of 2005 (I-2 District Permitted Uses) is hereby amended to read as follows, to wit:

- (2) *Permitted uses.* Except as specifically limited herein, the following uses are permitted within the I2, General Industrial District:
- a) Community center.
 - b) Government office.
 - c) Government maintenance facility.
 - d) Government protective service facility.
 - e) Public park and/or playground.
 - f) Recreational facility, indoor.
 - g) Recreational facility, outdoor.
 - h) Automobile and motorcycle repair, major.
 - i) Automobile and motorcycle repair, minor.
 - j) Laboratory, medical.
 - k) Office
 - l) Studio, radio or television.
 - m) Assembly, manufacturing and/or processing.
 - n) Freight terminal.
 - o) Maintenance facility.
 - p) Office/showroom.
 - q) Office/warehouse.
 - r) Printing and/or publishing.
 - s) Self-service storage facility.
 - t) Warehousing and/or distribution.
 - u) Pawnshops.
 - v) Tattoo shops.
 - w) Body piercing shops.
 - x) Motor vehicle parts store.
 - y) Brewer taproom.
 - z) *Retail sales, limited*

Section 4

This Ordinance shall be in full force and effect from and after 30 days after its passage.

(insert signature box)

OTHER BUSINESS

3. Review Purchase of 3851 Central Avenue NE.

Chirpich stated it is required that when the EDA acquires property, to address the acquisitions with the Planning Commission to ensure compliance with the Comprehensive Plan. The property is located in the Central Business District. The goal is to provide

mechanisms for successful redevelopment of vacant lands and targeted areas within the community. This is done through enhancing the image and visibility of the Central Avenue corridor which protecting and enhancing adjacent residential areas. It will encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale and architectural quality. The EDA's intent is demolition for redevelopment. There are no immediate plans for the corner but it will likely be a larger land assembly over a period of years to acquire additional adjacent properties. It is currently zoned commercial.

Questions/Comments from Members:

Sahnaw asked if the fire department would be burning down the building. Chirpich replied that the fire department would be using the buildings for training.

Kaiser asked if the previous uses of the buildings were out of use since the EDA has already completed the purchases. Chirpich replied that the homes are vacant.

Motion by Kaiser, seconded by Deneen, to waive the reading of the Resolution 2023-PTZ06, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Wolfe, seconded by Gianoulis, to adopt Resolution 2023-PZ06, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan. All ayes. MOTION PASSED.

RESOLUTION NO. 2023-PZ06

A RESOLUTION FINDING THAT THE ACQUISITION OF CERTAIN LAND FOR REDEVELOPMENT PURPOSES BY THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY IS CONSISTENT WITH THE CITY OF COLUMBIA HEIGHTS' COMPREHENSIVE PLAN.

WHEREAS, the Columbia Heights Economic Development Authority (the "Authority") proposes to purchase certain property (the "Property") located at 3851 Central Avenue NE, (PID 36-30-24-33-0011) in the City of Columbia Heights (the "City") and described on the attached Exhibit A, for the purposes of eventual redevelopment; and

WHEREAS, Minnesota Statutes, Section 462.356, subd. 2 requires the City's Planning Commission to review the proposed acquisition or disposal of publicly-owned real property within the City prior to its acquisition or disposal, to determine whether in the opinion of the Planning Commission, such acquisition or disposal is consistent with the comprehensive municipal plan; and

NOW, THEREFORE BE IT RESOLVED, the Planning Commission has reviewed the proposed acquisition of the Property, and has determined that the Authority's purpose is to redevelop the Property, and that the proposed acquisition is therefore consistent with the City's comprehensive plan.

BE IT FURTHER RESOLVED that this resolution be communicated to the Board of Commissioners of the Authority.

ORDER OF THE PLANNING COMMISSION

(insert signature box)

4. Review Purchase of 3853 Central Avenue NE.

Chirpich explained that the same presentation for item 3 applies for item 4.

Motion by Deneen, seconded by Kaiser, to waive the reading of the Resolution 2023-PZ05, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Gianoulis, seconded by Wolfe, to adopt Resolution 2023-PZ05, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan. All ayes. MOTION PASSED.

RESOLUTION NO. 2023-PZ05

A RESOLUTION FINDING THAT THE ACQUISITION OF CERTAIN LAND FOR REDEVELOPMENT PURPOSES BY THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY IS CONSISTENT WITH THE CITY OF COLUMBIA HEIGHTS' COMPREHENSIVE PLAN.

WHEREAS, the Columbia Heights Economic Development Authority (the "Authority") proposes to purchase certain property (the "Property") located at 3853 Central Avenue NE, (PID 36-30-24-33-0159) in the City of Columbia Heights (the "City") and described on the attached Exhibit A, for the purposes of eventual redevelopment; and

WHEREAS, Minnesota Statutes, Section 462.356, subd. 2 requires the City's Planning Commission to review the proposed acquisition or disposal of publicly-owned real property within the City prior to its acquisition or disposal, to determine whether in the opinion of the Planning Commission, such acquisition or disposal is consistent with the comprehensive municipal plan; and

NOW, THEREFORE BE IT RESOLVED, the Planning Commission has reviewed the proposed acquisition of the Property, and has determined that the Authority's purpose is to redevelop the Property, and that the proposed acquisition is therefore consistent with the City's comprehensive plan.

BE IT FURTHER RESOLVED that this resolution be communicated to the Board of Commissioners of the Authority.

ORDER OF THE PLANNING COMMISSION

(insert signature box)

ADJOURNMENT

Motion by Wolfe, seconded by Kaiser to adjourn the meeting at 6:40 pm. All ayes. MOTION PASSED.

Respectfully submitted,

Alicia Howe, Administrative Assistant

MINUTES
CITY OF COLUMBIA HEIGHTS
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 06, 2024
6:00 PM

The meeting was called to order at 6:00 pm by Chair Sahnou.

CALL TO ORDER/ROLL CALL

Commissioners present: Eric Sahnou, Tom Kaiser, Mark Vargas, Laurel Deneen, Clara Wolfe, and John Gianoulis

Commissioners not present: Mike Novisky

Also present: Aaron Chirpich, Community Development Director; Andrew Boucher, City Planner; Connie Buesgens, Council Liaison.

1. Election of Planning Commission Officers

Boucher explained that the Planning Commission would take nominations for the officer positions. After the nominations are proposed, the Planning Commission will move to approve the positions.

Deneen asked who would not be returning to the Planning Commission next year. Boucher replied Mark Vargas, Clara Wolfe and Mike Novisky. Chirpich added that it does not mean that they will not return next year, but that their positions are up for reappointment.

Chirpich noted that the applications are open now and current commissioners can re-apply. Wolfe replied that she thought she had another year. Chirpich stated that Staff would look into it.

Chirpich asked Boucher to review who is in the current Planning Commission positions. Boucher replied that the current Chair was Sahnou, the Vice Chair was Kaiser, and Secretary/Treasurer was Vargas.

Boucher asked for nominations for the Chair position. Sahnou nominated Wolfe. Kaiser seconded the nomination.

Boucher asked for nominations for the Vice Chair position. Kaiser nominated Vargas. Sahnou seconded the nomination.

Boucher asked for nominations for the Secretary/Treasurer position. Vargas nominated Gianoulis. Deneen seconded the nomination.

Motion by Sahnou, seconded by Kaiser, to elect Wolfe as Chair of the Planning Commission. All ayes. MOTION PASSED.

Motion by Kaiser, seconded by Sahnou, to elect Vargas as Vice Chair of the Planning Commission. All ayes. MOTION PASSED.

Motion by Vargas, seconded by Deneen, to elect Gianoulis as Secretary/Treasurer of the Planning

Commission. All ayes. MOTION PASSED.

APPROVAL OF MINUTES

2. Approval of October 24, 2023 Planning Commission Meeting Minutes

Boucher noted that the October 24, 2023 Planning Commission meeting minutes were amended to reflect that Stan Hoium was not absent because he is not on the Planning Commission. It also reflects Deneen's questions regarding adequate parking at SACA's facility.

Motion by Kaiser, seconded by Deneen, to approve the minutes from the meeting of October 24, 2023 as amended. All ayes. MOTION PASSED.

PUBLIC HEARINGS

3. Vacation of Existing Utility Easement and Proposed Ordinance Vacating Roadway Easements Serving 1650 40th Avenue NE and 3987 Johnson Street NE

Introduction: Boucher stated that the City of Columbia Heights has made application to vacate utility and roadway easements serving the properties, 1650 40th Avenue NE and 3987 Johnson Street NE. The City is vacating these easements because the current configuration does not accurately reflect the right-of-way constructed and proposing an ordinance to create new easements to serve these properties. This is subject to required findings for easement vacations per 9.104(J) and Section 111—Vacation of Streets of the City Chapter.

Chirpich explained that Johnson Street curves to make a 90 degree turn and was platted to originally in that straight, angular configuration. Staff do not know the history on how that evolved. It is creating issues for the homeowners to expand their garage. Staff recognize that it is the City's responsibility to clean up the right-of-way issues.

Sahnow asked if the easements would be redrawn. Boucher replied that they would be redrawn. Chirpich added that portions of the existing easements would remain intact in their same location but would be described differently by a surveyor.

Vargas asked if there was a process for reporting the vacations of the easements to the County surveyor. Boucher replied that as the applicant, the City would be required to file the easement vacations to the County.

Boucher stated that there are eight easements serving 1650 40th Avenue NE and 3987 Johnson Street NE proposed for vacation described as follows with legal descriptions attached to the report:

1. Sanitary sewer easement per Document No. 177165
2. Roadway easement per Document No. 217982
3. Roadway easement per Document No. 727283
4. Undeveloped alley per Waltons 1st Subdivision of Reservoir Hills
5. Right-Of-Way Johnson Street NE per Anoka County Half Section Map

6. Roadway easement per Document NO. 727279, 727278, and 732576

Boucher explained that there are required findings of fact for easement vacation that the City Council has to make before vacating a street, alley or other public right-of-way:

- a) No private rights will be injured or endangered as a result of the vacation. (This is correct)
- b) The public will not suffer loss or inconvenience as a result of the vacation. (This is correct)

Boucher stated Staff has coordinated with the City Engineer who has been provided copies of the application materials and had no concerns with the easement vacation and proposed easements.

Questions/Comments from Members:

Deneen asked if there were any worries about the garage being built in the area due to the sanitary sewer easement. Chirpich replied that engineering did a review of the home in order to verify that question and that none of the utilities are actually running through the footprint of the proposed garage.

Vargas asked if the Met Council was the owner of the sanitary easement and if it was in relation to the force sanitary line. He asked if it had been previously proposed as a lift station. Chirpich replied that the engineer has reviewed the ownership and has determined that the City will continue to contain all of the space that is needed to operate the easement and utilities. He added that he is unable to answer the question about the lift station.

Vargas expressed his concern that the sewer lines can shift due to the ground and the surveyors going off of old maps instead of being on site. Chirpich and Boucher explained that the surveyors were on site and have been analyzing the site. Chirpich stated that Staff believe that the property has been analyzed properly. Boucher stated that the City Attorney would review the proposed easements as well.

Kaiser asked if there had been any feedback from the community. Boucher replied that he sent mailings to nearby residents within 350 feet of both properties and did not receive any comments.

Sahnaw asked if there was anyone on zoom. Chirpich noted that there was no questions on zoom.

Public Hearing Opened.

Wolfe opened the public hearing. There were no comments.

Public Hearing Closed.

Wolfe closed the public hearing.

Motion by Vargas, seconded by Kaiser, to waive the reading of the draft Resolution No. 2024-011, there being ample copies available to the public and close the public hearing. All ayes. MOTION PASSED.

Motion by Deneen, seconded by Sahnaw, to recommend that the City Council approve Resolution No. 2024-011, vacating the sanitary sewer easement at 1650 40th Avenue NE as presented. All ayes. MOTION PASSED.

Motion by Wolfe, seconded by Gianoulis, to reopen the public hearing. All ayes. MOTION PASSED.

There were no public comments.

Motion by Sahnaw, seconded by Vargas, to waive the reading of the draft Ordinance No. 1691, there being ample copies available to the public and to close the public hearing. All ayes. MOTION PASSED.

Motion by Sahnaw, seconded by Wolfe, to recommend that the City Council approve draft Ordinance No. 1691, vacating the roadway easements at 1650 40th Avenue NE and 3987 Johnson Street NE as presented. All ayes. MOTION PASSED.

4. Proposed Utility and Roadway Easements Serving 1650 40th Avenue NE and 3987 Johnson Street NE

Introduction: Boucher stated the City of Columbia Heights has made application to propose utility and roadway easements service 1650 40th Avenue NE and 3987 Johnson Street NE. The City is vacating existing easements because the current configuration does not accurately reflect the right-of-way constructed and is creating new easements to serve these properties.

Boucher explained that there are required findings of fact for easement vacation that the City Council has to make before vacating a street, alley or other public right-of-way:

- a) No private rights will be injured or endangered as a result of the vacation. (This is correct)
- b) The public will not suffer loss or inconvenience as a result of the vacation. (This is correct)

Chirpich stated roadways and alleys are separated into two different categories. The road and alley easements have a higher standard of care and have to be vacated or established by ordinance rather than resolution. They are embedded into the City's charter, whereas the vacation of easements, are vacated and established by a resolution.

Boucher explained that the proposed Ordinance would be vacating all of the proposed legal descriptions for the easements and road vacations as described in exhibits A and B.

Motion by Deneen, seconded by Vargas, to waive the reading of the draft Ordinance No. 1692, there being ample copies available to the public. All ayes. MOTION PASSED.

Public Hearing Opened.

There were no public comments.

Public Hearing Closed.

Motion by Sahnaw, seconded by Gianoulis, to close the public hearing.

Motion by Sahnaw, seconded by Kaiser, to recommend that the City Council approve Draft Ordinance No. 1692, establishing a new proposed roadway easement at 1650 40th Avenue NE and 3987 Johnson Street NE as presented. All ayes. MOTION PASSED.

5. Variance for Attached Garage in Residential Front Yard within Front Yard Setback Encroachments

Introduction: Boucher stated at the beginning of 2023, the property owner of 1650 40th Avenue NE approached staff regarding the replacement of an existing attached garage with a larger garage which would abut or encroach within the front yard setback and upon an area of the site which lies within an existing utility easement. Upon further review, Staff determined that the applicant would require a Variance to accommodate the potential building addition.

Boucher added that April Leaveck and Karen Thompson are requesting a Variance for a proposed attached garage to be located at 1650 40th Avenue NE. The applicant is proposing to construct an addition to the standard garage which measures out to 567 square feet in size on the east side of the home. The applicant seeks a variance for the following: 1. Variance to allow the attached garage to be constructed and located with a front yard setback less than 25 feet. City Code Section 9.109 (C) stipulates a 25-foot front yard setback for residential buildings.

Boucher noted that the property is a corner lot abutting a diagonal street with unique setback requirements that apply to the subject property in relation to neighboring lots as the subject property does not have a conventional rear lot line. In consideration of corner lots, the City Code states that the lot line having shortest dimension of street frontage is considered the front lot line. However, at the time of construction in 1985, the street frontage along 40th Avenue NE was considered the front lot line.

Boucher stated thus, the site's north lot line, along 40th Avenue NE is considered the front and subject to a minimum required building setback of 25 feet. The west lot line is subsequently considered a side lot line, from which a minimum 5-foot building setback is required. The required setback from Johnson Street NE is subject to a 10-foot setback along the same street. The attached garage is proposed to be located 20.4 feet from the north front property line, the same distance as the existing principal structure encroaches upon the front yard setback. The structure and proposed addition are within the principal structure building line in the front yard and does not increase the encroachment towards the setback beyond what the original structure does.

Boucher explained that Staff has reviewed the variance materials and the building permit application submitted including floor plans, applicant narrative, and site plan illustrating the proposed size and location of the new garage and its relation to adjacent properties and structures as well as the existing and proposed easements described in the easement vacation associated with this property. The structure and proposed addition are within the principle structure building line in the front yard and does not increase the encroachment towards the setback beyond what the

original structure does.

Boucher stated the City Council shall make each of the following findings before granting a variance:

- a. Because of the particular physical surroundings, or the shape, configuration, topography, or other conditions of the specific parcel of land involved, strict adherence to the provisions of this article would cause practical difficulties in conforming to the zoning ordinance. The applicant, however, is proposing to use the property in a reasonable manner not permitted by the zoning ordinance.

This is correct. The existing single-family home on the lot was built in a manner that utilized 40th Avenue NE as the front yard rather than Johnson Street NE. The current condition does not provide reasonable space for the construction of a standard two-stall garage that does not encroach into the front yard setback. This is an existing condition not caused by the current owner. The proposed garage would encroach five feet and five inches into the front yard setback, the same distance as the existing house encroaches, and will be served by the existing driveway accessed from 40th Avenue NE.

- b. The conditions upon which the variance is based are unique to the specific parcel of land involved and are generally not applicable to other properties within the same zoning classification.

This is correct. The subject site is unique as it is a triangular corner lot with three separate street frontages along all three sides of the property with setback requirements that differ from most lots on the block.

- c. The practical difficulties are caused by the provisions of this article and have not been created by any person currently having a legal interest in the property.

This is correct.

- d. The granting of the variance is in harmony with the general purpose and intent of the Comprehensive Plan.

This is correct. The Comprehensive plan calls for reinvestment, renovation, and modernization of the City's single-family housing stock.

- e. The granting of the variance will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements in the vicinity.

This is correct. The granting of this Variance will result in a new, functioning two car garage for the property that will enhance the overall functionality and aesthetic of the site. This will provide more adequate on-site parking and will

contribute to the improved value of the neighborhood.

Questions/Comments from Members:

Vargas asked if the dimensions of the 5' 5" was a reflection of a survey. Boucher replied that it is a reflection of the current distance the house is from the property line.

Public Hearing Opened.

Chirpich noted that there were no online comments.

Motion by Vargas, seconded by Kaiser, to waive the reading of the draft Resolution No. 2024-012, there being ample copies available to the public and close the public hearing. All ayes. MOTION PASSED.

Motion by Wolfe, seconded by Sahnaw, to recommend that the City Council approve Resolution No. 2024-012, a Variance allowing a five foot, five inch, encroachment into the front yard setback of 1650 40th Avenue NE. All ayes. MOTION PASSED.

6. Review and Authorization of an Amendment to the 2040 Comprehensive Plan

Introduction: Boucher stated in late 2022, staff were informed that Medtronic intended to vacate their Columbia Heights campus located at 800 53rd Avenue NE. The property was listed for sale in December of 2022, and staff collaborated with the listing broker to provide guidance on potential parameters for redevelopment of the site. Currently, the entire 11.74-acre site is fully within the Shoreland Overlay District and zoned GB-General Business which allows for a variety of commercial uses but does not include provisions to allow residential development. Given the large size of the property and its desirable location, staff believe that a variety of uses could be considered at this location, including high-density residential. Despite the redevelopment potential for the site, there is no specific guidance in the City's Comprehensive Plan to direct a different use of the property. The current plan simply guides the site for commercial use under the assumption that Medtronic will remain the primary user.

Boucher mentioned following the listing of the property, staff received a handful of inquiries from redevelopers over the course of a few months. Staff advised interested developers that the City viewed the site as a prime prospect for redevelopment, but specific guidance for the site has not been developed at this time. Therefore, additional planning must be undertaken to start creating parameters for the potential rezoning/re-guiding of the site before redevelopment can occur. HKGi, who prepared the 2040 Comprehensive Plan, was contracted to develop a design framework and conduct engagement activities including evaluating the redevelopment site and the neighborhood context, facilitating meetings and workshops with staff, City Council and Planning Commission, and the neighborhood to establish redevelopment goals with a focus on land use and design elements.

Boucher explained initial work has included evaluating the redevelopment site and neighborhood context through internal staff meetings and workshops in the form of a Joint Session of the

Planning Commission and City Council on November 16, 2023. The Joint Session allowed for some consensus to be reached regarding the core land use and design elements that have been established thus far, these core elements include the following:

- Scale high density residential towards Central Avenue and lower density housing such as townhomes near Sullivan Lake
- Street designs that incorporate stormwater management features
- Integrate public/private spaces
- Focus on Sullivan Lake and expansion of Sullivan Lake Park as existing community assets • Improve Sullivan Lake water quality
- Targeted residential density of 450-600 units
- Limited commercial/retail development

Boucher stated these land use and design frameworks were refined into two concepts which were presented to the public at an Open House engagement event held on January 9, 2024. The event was extremely well attended and served as the beginning of a two-week online public engagement period from January 9th through January 24th where community members provided feedback on the concepts presented.

Boucher noted that HKGi has provided a summary report that documents the proposed changes to the 2040 Comprehensive Plan. The primary Changes that are proposed are as follows:

- Transit Oriented Development (TOD) land use text description
- Implementation chapter update to reflect the need for rezoning of the site
- Adding to the Opportunity areas with an Area 5 section describing the new site and changing the site's future land use designation from Commercial to TOD.
- Technical tables will be adjusted based on projections changing and forecasts for additional population and housing units:
 - Regional Setting
 - Socioeconomic (Household and Employment)
 - Sewer
 - Transportation Analysis Zones
 - Transportation demand

Boucher added that the amendment is now ready to be submitted to the Metropolitan Council for review and adoption. Prior to their acceptance of the plan, a resolution of the City Council approving the plan to be submitted, is required. The City's Zoning Code gives the Planning Commission authority to review and hold public hearings, and prepare recommendations to the City Council regarding any changes to the City's Comprehensive Plan. The Planning Commission must make a recommendation to the City Council on the draft amendment.

Questions/Comments from Members:

Vargas noted that it seemed weird that HKGi provided the same playbook as in Maple Grove but simply downsized it for the City.

Kaiser noted that it seemed like a reasonable update to the Comprehensive Plan in order to accommodate the redevelopment. He added that the Planning Commission is not approving all of the plans that were presented but would be allowing a way for the plans to be potentially possible.

Sahnaw noted that the Comprehensive Plan includes parameters around density, and number of housing. The Comprehensive Plan is a recommendation. He asked how the City would hold a developer to a certain density, housing type or specific amenities, such as park features. He added that the park features are outside of the property. Chirpich replied that through the redevelopment agreement, the City can demand a portion of land or an equivalent in cash. The City can keep developers accountable to the housing number of 25-65 +/- . He noted it would be a balance on what the City desires and what the developer needs. In the case of this development, it is expected that it would be rezoned into planned unit development. He explained that the zoning will be site specific and will have parameters included.

Vargas asked if the 11.74-acre site within the Shoreland Overlay District was a function of the DNR or something independent. Chirpich replied that it was a City Ordinance overlay baked into the City's Ordinance. It is derived from a lot of the DNR Shoreland standards.

Deneen asked if there has been any thought to ask the developers to provide a number of affordable units and how that was being addressed. Chirpich replied that the affordability ratio has not been built yet but should be during the negotiations between the City EDA and the developer. He explained that a mixed income approach is looking favorable at the time.

Public Hearing Opened.

Dirk Schmitz, City resident, stated that he was not against residential in the area. He noted that he would like to see more owner occupied townhouses, and condos. He asked that since the Comprehensive Plan has changed, what stops other developers from coming in and putting in more residential rental units. He asked if there was a ratio of private and rental ownerships for the City.

Gianoulis asked Staff to speak on traffic impacts. Chirpich replied that the traffic management plan would be more fully developed with a development proposal. He added that Staff would need to continue to work the Engineering team to ensure there is a convenient layout. While traffic will increase, Staff believe they will be able to manage it. It will go through a traffic management and traffic study plan.

Public Hearing Closed.

Motion by Deneen, seconded by Wolfe, to waive the reading of the draft Resolution No. 2024-013, there being ample copies available to the public and close the public hearing. All ayes. MOTION PASSED.

Motion by Vargas, seconded by Sahnaw, to recommend that the City Council approve Resolution No. 2024-013, authorizing the amendment to the 2040 Comprehensive Plan to be submitted to the

Metropolitan Council. All ayes. MOTION PASSED.

OTHER BUSINESS

7. Review Purchase of 675 37th Avenue NE

Chirpich stated pursuant to State Statute, Section 462.356, Subdivision 2, the Planning and Zoning Commission (the "Planning Commission") in and for the City is required to review and ultimately determine that the proposed acquisition of real property conforms to the Comprehensive Plan of the City. Therefore, staff has requested that the Planning Commission review the acquisition of 675 37th Avenue NE, Columbia Heights, MN 55421 (the "Subject Property") to determine if its acquisition conforms to the Comprehensive Plan of the City.

Chirpich noted that the City has a long-standing practice of acquiring vacant and blighted properties for strategic redevelopment purposes. Given the location of the subject property and its proximity to the City's Public Works facilities, the City desires to acquire the property for the potential future redevelopment of the Public Works campus. Therefore, the proposed acquisition of the Subject Property responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed acquisition.

LAND USE AND REDEVELOPMENT

Goal: Provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community.

1. Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale, and architectural quality.

Goal: Strengthen the identity and image of the community as a desirable place to live, work and play.

1. Enhance the physical appearance of the community through clean-up initiatives, redevelopment opportunities, and housing renovation programs.

Motion by Sahnaw, seconded by Kaiser, to waive the reading of Resolution No. 2024-PZ01, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Wolfe, seconded by Deneen, to adopt Resolution 2024-PZ01, a resolution finding that the acquisition of certain land for redevelopment purposes by the City of Columbia Heights is consistent with the City of Columbia Heights' Comprehensive Plan. All ayes. MOTION PASSED.

ADJOURNMENT

Motion by Wolfe, seconded by Vargas adjourned the meeting at 7:32 pm.

Respectfully submitted,

Andrew Boucher, City Planner

MINUTES
CITY OF COLUMBIA HEIGHTS
PLANNING COMMISSION MEETING
TUESDAY, APRIL 02, 2024
6:00 PM

The meeting was called to order at 6:00 pm by Vice Chair Sahnou.

Boucher noted that there were two new Commissioners and asked that they would introduce themselves.

Paul Moses introduced himself and noted that he has lived in the City for over 11 years and works at Cummins Power Generation.

Ahmed Maamiri introduced himself and explained that he moved to the City last year and was previously living in Fridley. He explained that he is a business owner and would like to bring his perspective to the Commission.

CALL TO ORDER/ROLL CALL

Commissioners present: Eric Sahnou, Tom Kaiser, Laurel Deneen, Paul Moses, Ahmed Mamiri, and John Gianoulis

Commissioners absent: Clara Wolfe

Also present: Aaron Chirpich, Community Development Director; Andrew Boucher, City Planner; Sarah LaVoi, Administrative Assistant; Mitch Forney, Community Development Coordinator; Connie Buesgens, Council Liaison

Chirpich explained that since President Wolfe was absent, and Vargas was no longer on the Planning Commission, there would need to be a vote for a new Vice Chair. He reordered the agenda to first consider item 3.

3. Vote for New Chair and Vice Chair (Terms from April 2024 - March 2025).

Kaiser nominated Sahnou. Deneen seconded the nomination.

Motion by Kaiser, seconded by Deneen, to nominate Eric Sahnou as Vice Chair of the Planning Commission. All ayes. MOTION PASSED.

1. Oath of Office/Introductions (Three Commissioners; April 2024 - March 2027).

Sahnou noted that the new Commissioners had already signed the Oath of Office.

2. Overview of Boards and Commissions/Orientation.

APPROVAL OF MINUTES

4. Approval of February 6, 2024 Planning Commission Meeting Minutes

Motion by Kaiser, seconded by Gianoulis, to approve the minutes from the meeting of February 6, 2024. All ayes. MOTION PASSED.

PUBLIC HEARINGS

5. Minor Subdivision (Lot Line Adjustment) 334 and 344 40th Avenue NE

Introduction: Boucher explained that Michael Gondek, owner of Gondek Properties LLC, has requested approval of a Minor Subdivision, per City Code Section 9.104 (k), for abutting parcels of land located at 334 and 344 40th Avenue NE. The subject sites are both zoned GB-General Business. 334 40th is occupied by a small two-tenant commercial building, and 344 40th, is occupied by a single-family home. The properties are located near commercial uses to the west, northwest, and southwest. To the north and east of the subject sites there are single-family homes. The applicant is the owner of both properties, and they are requesting the lot line adjustment because some of the parking area for the commercial property at 334 40th is located on the single-family lot at 344 40th. This condition was created when the owner purchased the adjacent single-family home to provide more off-street parking for the commercial property. The proposed lot line adjustment will allow the commercial parking area to be fully located on the commercial parcel at 334 40th. To be noted, the applicant is also proposing to establish a 35' X 16' driveway easement, and 20' X 20' parking easement on the commercial property (post lot line adjustment) that will be in favor of the single-family parcel. These easements will allow future users/owners of the single-family residential property access and parking on the commercial property. The single-family residential property also has parking to the rear of the site that is accessible from the alley to the south. Should the easement be vacated in the future, the single-family property will still have adequate parking on-site.

Boucher reviewed the issues and analysis:

Lot Requirements. In consideration of the minor subdivision application, a determination should be made that the newly created lots meet the minimum lot area and width requirements of the applicable GB-General 38 Business zoning district. According to Section 9.110.C of the Zoning Ordinance, lots within GB Districts must have a minimum lot area of 6,000 square feet and a minimum width of 40 feet.

Presently, the west parcel (334 40th Avenue) measures approximately 12,910 square feet in size and has a width of 105 feet. As a result of the proposed lot line adjustment, the parcel would be increased to 15,230 square feet in size and increased in width to 132 feet on the north end of the parcel (along 40th Avenue).

Presently, the east parcel (344 40th Avenue), measures 8,610 square feet in size and has a width of 70 feet. As a result of the proposed lot line adjustment, the parcel would be decreased to 6,290 square feet in size and decreased in width to 43 feet on the north end of the parcel (along 40th Avenue). Both proposed lots meet the minimum area and lot width requirements of the GB District.

Setbacks. The proposed lot line adjustment will result in a change to side yard structure setbacks. According to Section 9.110.C of the Zoning Ordinance, lots within the GB District do not have side yard setback requirements, as structures can be placed right up to the side yard property line. As a result of the proposed lot line adjustment, part of the side yard structure setback for the commercial building on the west parcel will be increased from 1.3 feet to 28.3 feet while the side yard setback for the single-family home on the east parcel will be reduced from 35 feet to 8 feet. After the adjustment, both proposed lots will meet the minimum structure setback requirements of the GB District. The minimum side-yard parking setback in the GB District is 5 feet. The proposed lot line adjustment will bring the existing commercial parking area fully onto the commercial lot. The side yard setback for the parking area after the adjustment will result in a compliant 5-foot setback.

Easements. The submitted survey does not illustrate any drainage and utility easements upon the subject properties. Thus, it is not necessary to vacate an easement along the shared side lot line. As previously mentioned, the applicant is also proposing to establish a 35' X 16' driveway easement, and 20' X 20' parking easement on the commercial property (post lot line adjustment) that will be in favor of the single-family parcel.

Recording. As a condition of minor subdivision approval, the applicant will be responsible for the filing the approved subdivision with the Anoka County Recorder's Office. If the minor subdivision is not filed with the Anoka County recorder's Office within one year of the date of City Council approval, it will become invalid.

FINDINGS OF FACT

Section 9.104 (K) of the Zoning Code outlines specific conditions in order for the City Council to approve a minor subdivision. They are as follows:

1. ***The proposed subdivision of land will not result in more than three lots.*** The proposed subdivision will result in two conforming lots.
2. ***The proposed subdivision of land does not involve the vacation of existing easements.*** No vacation of existing easements will occur as a result of the minor subdivision.
3. ***All lots to be created by the proposed subdivision conform to lot area and width requirements established for the zoning district in which the property is located.*** Both newly created lots will conform to the lot width and lot area requirements of the applicable GB-General Business zoning designation.
4. ***The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.*** The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.
5. ***The property has not previously been divided through the minor subdivision provisions of this article.*** The subject property has not previously been subdivided via a minor subdivision process.
6. ***The proposed subdivision does not hinder the conveyance of land.*** The proposed subdivision will not hinder the conveyance of land.
7. ***The proposed subdivision does not hinder the making of assessments or the keeping of records related to assessments.*** The proposed subdivision is not expected to hinder the making of assessments or the keeping of records related to assessments.

8. ***The proposed subdivision meets all the design standards specified in Section 9.115.*** As a condition of minor subdivision approval, all applicable design standards of Section 9.115 of the Zoning ordinance must be satisfied.

Recommendation: Staff review finds that the proposed Minor Subdivision (lot line adjustment) application meets the requirements of the Zoning Ordinance. As a result, Staff recommends that the Planning Commission recommend approval of the proposed Minor Subdivision for the properties located at 334 and 344 40th Avenue NE, subject to certain conditions.

Questions/Comments from Members:

Kaiser asked if the applicant intends to expand the parking lot of the commercial property and if that was part of the scope of work.

Boucher replied that it is not the applicant's intent and instead is trying to organize everything so that there would not be any nonconformities in case he would like to sell the commercial or the residential property in the future. There are no longer term plans for this.

Deneen asked if it was a rental property or if the owner lived in the home. Boucher replied that he believed that the owner lived in the home currently.

Sahnaw noted that the nonconforming property in this case is the commercial property. Boucher explained that technically both properties were nonconforming.

Sahnaw asked if the pavement from the parking lot was taken off of the residential property, would the commercial property would still have enough parking to meet the Ordinance for that commercial property. Boucher replied that he did not look into that and would have to come back with the answer.

Chirpich explained the history of the property and noted that it is incomplete but at some point the commercial property owner acquired the single property because he was getting parking. He added parking to the single family property without going through the motions of the lot line adjustment. A building permit is not needed for a driveway. Thankfully, the owner has the authority to make it right.

Sahnaw noted while the revised lot line meets the zoning requirements for minimum lot sizes, it seems to reduce the viability of the property if the owner would like to sell it. If the asphalt was removed and the current lot line was kept from the residential property, it would maintain a wide property line. Boucher agreed and also noted that if the parking lot was not removed it would still be nonconforming and would have a barrier.

Kaiser asked if Chirpich replied that it is a functionally obsolete property and does not have a permit use itself and is legally nonconforming. The property was conforming at the time it was built. Boucher added that since it is legally nonconforming, the property owner would not be able to expand upon the use due to the zoning use not allowing it.

Moses asked if the recommendation was to move the lot line due to not enough parking spaces. Boucher replied it was due to parking setbacks. Moses asked if the proposal was to move the lot line to the residential property so that there would be enough of a setback. Boucher agreed.

Deneen asked if the bituminous on the back of parcel A was a driveway going into a garage. Boucher replied that it was asphalt and a driveway.

Public Hearing Opened.

There were no public comments.

Public Hearing Closed.

Motion by Gianoulis, seconded by Moses, to waive the reading of the draft Resolution 2024-19, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Deneen, seconded by Sahnou, that the Planning Commission recommends to the City Council to approve Resolution 2024-19, approving a Minor Subdivision (lot line adjustment) for the properties located at 334 and 344 40th Avenue NE, within the City of Columbia Heights, Minnesota, subject to certain conditions stated in the resolution. All ayes. MOTION PASSED.

OTHER BUSINESS

6. Review Purchase of 4416 Central Avenue NE

Introduction: Boucher stated pursuant to State Statute, Section 462.356, Subdivision 2, the Planning and Zoning Commission (the "Planning Commission") in and for the City is required to review and ultimately determine that the proposed acquisition of real property by the City's Economic Development Authority (EDA), conforms to the Comprehensive Plan of the City. Therefore, the EDA has requested that the Planning Commission review the acquisition of 4416 Central Avenue NE, Columbia Heights, MN 55421 (the "Subject Property") to determine if its acquisition conforms to the Comprehensive Plan of the City.

Boucher noted The EDA has a long-standing practice of acquiring blighted single-family homes to facilitate scattered site redevelopment, and the proposed acquisition of the Subject Property responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed acquisition.

LAND USE AND REDEVELOPMENT

Goal: Provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community.

1. Enhance the image and viability of the Central Avenue corridor while protecting and enhancing adjacent residential areas.

2. Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale, and architectural quality.

Questions/Comments from Members:

Deneen asked what about the property would be considered blighted and how did it come to the attention of the City. Chirpich replied that it is not a blighted property or poor condition but is certainly functionally absent. He added that the City has a specific redevelopment program that targets properties such as the one being discussed. The property came to the attention of the City through the owner's family since the occupant had passed away and the property got transferred to the siblings. The new owners were aware of the City's initiative and contacted the City to make Staff aware of the property. He noted that the EDA has discussed that the depths of the lots are challenging on the corridor and it is a long term strategy of acquiring the properties to create deeper commercial lots. He added that it is likely that when the Comprehensive Plan is reviewed, Staff will identify blocks or areas that could be envisioned for larger redevelopment efforts.

Buesgens explained that two Council's ago, they voted to start to try to acquire the small houses on Central Avenue for redevelopment. There were 22 houses at the time and 3-5 homes have been acquired by the City since then.

Ahmed asked if the house was ever put up for public sale. Chirpich replied that it was not.

Deneen asked what the plan was for the lot and if they were going to decommission or demo the house. Chirpich replied that it will be a vacant lot and it is still being determined on how it will get to that point. Currently, the Fire Department is working on their training exercises. The EDA has engaged with Deconstruction Services Company and will continue to work with them to determine how much value can be extracted from some of the building materials.

Buesgens noted that one of the advantages on purchasing the house is that it gives the City leverage so that it gives the City some control if a developer comes in. Kaiser expressed his gratitude for being so proactive.

Deneen stated that she likes that the City is bringing in decommission agents because sustainability is important. Gianoulis agreed.

Moses asked if Staff had received any feedback from surrounding neighbors on what they thought about the lot. Chirpich replied that Staff have engaged with the nearby multifamily property to let them know that it was coming. He added that the process with the current home owner has been well received.

Motion by Kaiser, seconded by Gianoulis, to waive the reading of Resolution 2024-PZ02,, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Moses, seconded by Deneen, to adopt Resolution 2024-PZ02, a resolution finding that

the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan . All ayes. MOTION PASSED.

ADJOURNMENT

Motion by Gianoulis, seconded by Moses to adjourn the meeting at 6:45 pm. All ayes. MOTION PASSED.

Respectfully submitted,

Sarah LaVoie, Administrative Assistant



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	MAY 13, 2024

ITEM:	Accept March 12, 2024 Sustainability Commission Minutes.							
DEPARTMENT:	Public Works	BY/DATE: Interim City Engineer / May 8, 2024						
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td><input checked="" type="checkbox"/>_ Healthy and Safe Community</td> <td><input type="checkbox"/>_ Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input type="checkbox"/>_ Equitable, Diverse, Inclusive, and Friendly</td> <td><input type="checkbox"/>_ Strong Infrastructure and Public Services</td> </tr> <tr> <td><input type="checkbox"/>_ Trusted and Engaged Leadership</td> <td><input checked="" type="checkbox"/>_ Sustainable</td> </tr> </table>			<input checked="" type="checkbox"/> _ Healthy and Safe Community	<input type="checkbox"/> _ Thriving and Vibrant Destination Community	<input type="checkbox"/> _ Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> _ Strong Infrastructure and Public Services	<input type="checkbox"/> _ Trusted and Engaged Leadership	<input checked="" type="checkbox"/> _ Sustainable
<input checked="" type="checkbox"/> _ Healthy and Safe Community	<input type="checkbox"/> _ Thriving and Vibrant Destination Community							
<input type="checkbox"/> _ Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> _ Strong Infrastructure and Public Services							
<input type="checkbox"/> _ Trusted and Engaged Leadership	<input checked="" type="checkbox"/> _ Sustainable							

BACKGROUND: The March 12, 2024 Sustainability Commission minutes were approved by the Sustainability Commission at the April 9, 2024 meeting.

RECOMMENDED MOTION(S):
MOTION: Move to accept the March 12, 2024 Sustainability Commission minutes.

ATTACHMENT: March 12, 2024 Sustainability Commission Minutes



SUSTAINABILITY COMMISSION
City Hall—Shared Vision Room, 3989 Central Ave NE
Tuesday, March 12, 2024
6:00 PM

APPROVED MINUTES

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairperson Ahmadvand at 6:02 p.m.

Members present: Commissioners Ahmadvand, Finkelson, Groseth, Jensen Christen, LaPlante, Leoni-Helbacka, Kurek, Evenson

Members absent: Commissioner Johnson

Staff present: Sulmaan Khan, Interim City Engineer
 Liz Bushaw, Administrative Assistant
 Andrew Boucher, City Planner

Staff absent: Liam Genter, Urban Forestry Specialist

Council Liaison: Connie Buesgens (present)

APPROVAL OF MINUTES

Motion by Ahmadvand, seconded by LaPlante to approve the minutes of February 16, 2024 as presented. Motion passed unanimously.

OLD BUSINESS

1. Sustainable Purchasing Policy Update

Khan said that he did see some comments on the group's Teams page that had been created. Ahmadvand asked what the cutoff should be to get feedback to Sulmaan – Sulmaan said that whenever the group is comfortable they can move on to next steps. Boucher said that if they have questions, he can run it past the MPCA resource he has. LaPlante suggested that we do that as our version of the policy is close to completed. Boucher said that most of the work has been done that would be needed for a City Council work session, and Khan stated that May is probably the soonest time that this could get on the agenda. Evenson suggested that the deadline for the commission to get in comments would be in two weeks so that we can have them in time for the May work session.

2. Complete Streets Policy Update

Khan had included a draft of the policy in the packet, and went through the comments – many of them have to do with not having the information to report on certain things. Some

roadways were mentioned that are actually state roadways, so they become hard to prioritize. Finkelson brought up that we should include MNDOT and county roads as MNDOT had said they didn't consider sidewalks to be their business. The trigger for the complete streets program would just be when the street is up for reconstruction. Boucher asked if the county or MNDOT have complete street design standards – Khan said that for sure the state does. Boucher asked if we could incorporate their language into our policy, and Khan replied that it is somewhat in the policy already. Boucher said that there is a complete streets evaluation tool – we can upload our policy and judge our policy based on the feedback. Khan said that the entire policy is in the Teams group and to please go in and make comments. LaPlante asked if we can add language about coordinating with other entities about the connected streets that would include a community engagement piece. Finkelson stated that there should be some language outlining the expectations for the city are such that our streets are “complete” streets. Khan asked for clarification about what “downtown” means – Boucher explained that we do have a central business district that could be considered downtown. Boucher asked if everyone could put their final comments in by the next meeting, and possibly this will go on the May work session for City Council.

3. Partners in Energy Update

Khan stated that Columbia Heights has been approved for the Partners in Energy Program. Boucher explained a little more about the program and said that he has a couple of contacts there who can schedule a kickoff meeting for us in order to go over the process and plan what would be best for the community. We would put together an Energy Action Team that can include community members, city staff, businesses etc. Ahmadvand said that having this kickoff at the expo would be a good idea, and Boucher agreed. LePlante asked if a tabling event would get the message across, and Boucher said that he is open to ideas about that. Ahmadvand said it might be best to have a separate event if there is enough interest at the tabling event. Groseth suggested that we have the date and time of the stand-alone event available for folks who might be interested. Boucher said that he liked the engagement for the Medtronic project, and something similar might work well for this project. Having a landing page for the Sustainability Commission would be a good way to promote the commission in general. Khan introduced Grant who works for the CEE and would like to be involved in the PIE program. Grant gave a short explanation about what the CEE does. Ahmadvand asked what involvement would be needed from the schools, and Boucher said they could be a good resource for getting the word out and community engagement. Boucher also said that some feedback they got was to clarify goals: social equity, land use etc.

4. GreenCorps Host Site Update

Boucher said that there is a companion program called ImpactCorps – they accept proposals as they get them, so it is a rolling application. There is also the ability to suggest a particular person for the role. GreenCorps is not a quarterly application – it is yearly. Leoni-Helbacka said that the subcommittee formed at the previous meetig is called the Sustainable Collaboration Committee – they will research and bring up other opportunities

for grants or internships. They can investigate this ImpactCorps and find where we might have a need for it. Boucher said that he would encourage the subcommittee to put their suggestions into a workplan. Jenson-Christen said that talking to city staff to identify where there might be needs in the city for an internship would be helpful. Kurek suggested that GIS maps might be a great project to get one of these interns started on.

5. Sustainability Commission Newsletter Submission

LaPlante said that she came up with about 6 topic ideas for a submission. LaPlante went over what ideas that she came up with. They decided that xeriscaping would be the best topic to cover first for the newsletter, and compost and organics topics can be covered in the city Expo. Boucher brought up a new citywide Time of Sale policy that may include some energy audits.

6. Implementing Ban on Black Plastic To-Go Containers From Restaurants

Kurek asked if we could get in contact with the Business Council – this might be a great topic to chat with them about. Leoni-Helbacka said that there is program called minimize that does a reusable takeaway program that some of our businesses might be interested in knowing about.

7. People Over Parking Act

Finkelson mentioned withdrawing this until further notice.

8. City Representation

Groseth said that she would like to have more representation at city events. We could have a couple of people at many events in the city and tailor the message to the event.

NEW BUSINESS

9. Expo

Ahmadvand asked how many people would want to go to the Expo, several members of the commission will be at the event. LaPlante asked to send ideas for handouts and print outs to our communications team. Ahmadvand asked about approving the materials that we will have at the table – the group can send over ideas for comments. Kurek asked about the PIE being included in the tabling event and whether or not we should have a GreenSteps City blurb as well. Ahmadvand asked if it would be possible to get the SC webpage up by the time the expo happens.

10. Round Robin

Connie shared that Fridley submitted a grant application for a hydraulic separator that would reduce pollutants to Sullivan Lake.

Evenson brought up park system planning, and wanting to be included in some of that planning.

ADJOURNMENT

Motion by Ahmadvand, seconded by LaPlante to adjourn the meeting at 7:26 p.m. Motion passed unanimously.

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

ADMINISTRATION/GENERAL

DATA PRACTICES REQUEST FEES	
Paper Copies/Documents (100 pages or fewer of 8.5 x 11 or 8.5 x 14)*	.25/copy; .50/2 sided
Special requests from public for information (electronic or more than 100 pages)*	Hourly wage of lowest paid employee able to retrieve/copy data plus copying, materials and mailing costs
*Waived if the total cost is under \$5.00	
Library copier	
Copy of City Charter	\$5
City Code-Book (unbound)	\$100
City Code-Chapter	\$15
Copy of meeting- CD, DVD or flash drive	\$20
ABATEMENT FEES	
Immediate Abatement Administrative Fee	\$75.00 per abatement
Immediate Abatement w/Search Warrant Administrative Fee	\$125.00 per abatement
Abatement Administrative Fee	\$200.00 per abatement

COMMUNITY DEVELOPMENT

Comprehensive Plan	\$10
Multiple Dwelling List	.50 for 1st Copy .25 for each additional copy
Appeal	\$200
Comprehensive Plan Amendment	\$1,000
Conditional Use Permit (Residential)	\$250
Conditional Use Permit (All Others)	\$500
Site Plan (Under 1 acre)	\$500
Site Plan (1 acre and Over)	\$1,000
Preliminary Plat	\$1,000
Final Plat	Included w/prelim plat fee
Interim Use	\$250
Minor Subdivision (Lot Split)	\$275
Vacation	\$150
Variance (Residential)	\$250
Variance (All Others)	\$500
Zoning Amendment	\$1,000
Zoning Letter	\$75
BUSINESS LICENSE FEES	
Arcades/Amusement Centers	
(\$5,000 Bond/\$100 Inv. Fee) (PD)	\$500
Auto Recycling Dealer/Junk Yard	\$500
(\$10,000 Surety Bond) PD,FD, ZA	
Beer Sales	
On Sale (\$250 Inv. Fee 1st time application)	\$400
Off Sale (\$250 Inv. Fee 1st time application) Formerly \$150	\$200
Merchants & Brewers	\$200
Temporary Beer (per day basis)	\$100
(\$250 Investigation Fee)	
Brewer Taprooms & Brew Pubs (On Sale)	
(\$250 Investigation Fee 1st time Applicant)	
Brewers manuf. Less than 2,000 barrels/yr.	\$150
Brewers manuf. 2,000-3,500 barrels/yr.	\$500
Brewers manuf. 3,500+ barrels/yr.	\$4,000
Carnivals	\$50/day
(\$500 deposit & insurance)	
Christmas Tree Sales	\$50
(\$200 Clean-up Deposit)	
Contractor's License/Registration*	
(Bond and Insurance Required)	
Building –Commercial Projects (not licensed by State)	\$80
Blacktop	\$80
Excavator	\$80
Masonry/Concrete	\$80
Moving	\$80
Demolition	\$80
Plaster/Stucco	\$80
Heating/Cooling	\$80
Sign Installation	\$80
*City contractor licensese may only be issued to contractors who are not required to be licensed by the State	

City of Columbia Heights Fee Register

Item 7.

Courtesy Benches (Insurance Required)	\$25/each
Exhibition/Convention/Shows/Expos (\$5,000 Bond)	
First Day	\$50
Each Additional Day	\$10
Food Truck Registration Fee	\$100
Games of Skill	\$15/Location, Plus \$15/machine
Kennels	\$50
Each additional cage	\$10
Massage Therapist, Business (\$250 Inv. Fee)	\$500
Massage Therapy, Individual (\$250 Inv. Fee)	\$100
Motor Vehicle Fuel Dispensing Stations	
First Metering Device	\$50
Each Additional Metering Device	\$10
L.P. Gas per Metering Device	\$50
Motor Vehicle Rental/Leasing	
New Application	\$75
Renewal Application	\$50
Motor Vehicle Sales (New & Used)	\$300
Pawnbroker (\$5,000 Bond/\$100 Inv. Fee)	\$12,000
Peddlers/Solicitors & Transient Merchant	
Itinerant Hawker/Peddler	\$50/day; \$100/mo.; \$500/yr.
Transient Merchant	\$50/day; \$100/mo.; \$500/yr.
Pet Shop	\$50
Pool/Billiard Hall (\$100 Inv. Fee)	\$100
Popcorn, Candy, Food Catering Vehicles (Insurance - Public & Vehicle Liability)	\$50
Precious Metal Dealers (\$5,000 Bond, \$100 Inv. Fee)	
New Applicant	\$300
Renewal	\$200
Secondhand Merchant Business (\$5,000 Bond, \$100 Inv. Fee)	\$100
Sexually Oriented/Adult Business (Inv. Fee \$500-\$10,000)	\$10,000
Tobacco Sales	
Accessory Sales	\$500
Smoke Shop (no indoor sampling)	\$500
Smoke Shop (indoor sampling)	\$1,000
Tree Removal & Treatment (Insurance Required)	\$80
LIQUOR LICENSING FEE	
Intoxicating Liquor Sales	
Class A (Inv. Fee \$500-\$2000)	\$8,000
Class B (Inv. Fee \$500-\$2000)	\$6,500
Class C (Inv. Fee \$500-\$2000)	\$6,500
Class D (Inv. Fee \$500-\$2000)	\$8,000
Class E (Inv. Fee \$500-\$2000)	\$5,500
On Sale Wine (Inv. Fee \$500-\$2000)	\$1,200/\$2,000
(\$1,200 for restaurants w/ seats 25-74; \$2,000 for seats 75+)	
Sunday On-Sale Liquor	\$200
Temporary On-Sale (Inv. Fee \$500-\$2000)	\$ 100/day

City of Columbia Heights Fee Register

2:00 am Closing Time Adopted in June 2017

\$300

Club On-Sale Liquor
(Inv. Fee \$500-\$2000)

Per membership

1 to 200 members
201 to 500 members
501 to 1,000 members
1,001 to 2,000 members
2,001 to 4,000 members
4,001 to 6,000 members
Over 6,000 members

\$300
\$500
\$650
\$800
\$1,000
\$2,000
\$3,000

BUILDING PERMITS, FIRE ALARM SYSEMS, AND FIRE SUPPRESSION SYSTEM FEES

Total Valuation

Fee

\$1.00 to \$500.00
\$501.00 to \$2,000.00
\$2,001.00 to \$25,000.00
\$25,001.00 to \$50,000.00
\$50,001.00 to \$100,000.00
\$100,001.00 to \$500,000.00
\$500,001.00 to \$1,000,000.00
\$1,000,001.00 and up

\$65.00 minimum
\$65.00 for the first \$500.00, plus \$3.70 for each additional \$100.00 or fraction thereon, to and including \$2,000.00
\$107 for the first \$2,000.00, plus \$17.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$510.00 for the first \$25,000, plus \$13.40 for each additional \$1,000.00 or fraction thereof, to an including \$50,000
\$845.00 for the first \$50,000.00, plus \$9.15 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$1,302.50 for the first \$100,000.00, plus \$6.18 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$4,262.50 for the first \$500,000.00 plus \$6.18 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$7,352.50 for the first \$1,000,000.00, plus \$4.80 for each additional \$1,000.00 or fraction thereof.

Plan Review Fees- 65% of Permit Fees

Surcharge- As mandated by State of Minnesota

BUILDING PERMIT FIXED FEE

Residential roofing replacement
Residential roofing repair (limited to 300sq.ft.)
Residential roofing multi-family (townhomes)
Residential siding replacement
Residential siding repair (limited to one side/elevation of the house)
Residential siding and roofing combined
Residential siding multi-family (townhomes)
Residential windows
Residential roofing, windows, and siding combined

\$160 + Surcharge
\$120 + Surcharge
\$70 per unit + Surcharge
\$160 + Surcharge
\$120 + Surcharge
\$300 + Surcharge
\$70 per unit + Surcharge
\$160 + Surcharge
\$450 + Surcharge

HEATING/COOLING PERMIT FEES

Minimum permit fee
Fireplace
Furnace and/or AC
Boiler (also requires backflow preventer permit)
All other plumbing fees to remain with a minimum fee of \$65 applied to all permit applications.

\$65 + surcharge
\$75 + Surcharge
\$75 + Surcharge
\$75 + Surcharge

Fees for Residential Mechanical Permits shall be calculated as follows on a per unit basis, with a minimum permit fee of \$65.00. Surcharges shall be collected as mandated by the State.

Air to Air Exchanger
Chimney liner
Ductwork
Gas Dryer
Gas Piping
Gas Range/Oven
Gas Grill
Pool Heater

\$15
\$10
\$10
\$10
\$10
\$10
\$10
\$10

Fees for Commercial/Industrial/Institutional Mechanical Permits will be based on total cost of work calculated by using the Building Permit Fee Schedule. The total cost of work shall include all labor and materials supplied by the contractor. The minimum Permit fee shall be \$65.00. The

PLUMBING/GAS PIPING PERMITS

PLUMBING PERMIT FEES/GAS PIPING PERMITS

Residential Permit Fees shall be computed on the basis of the number of fixtures provided for in the permit in accordance with the following schedule:
Residential is defined as single family, two family dwelling, townhouse unit and multi-family unit.

Fees for Group "A" fixtures at \$10.00 each with a minimum fee of \$65.00

bathtub
bidet
dryer
dishwasher
floor drain
pool heater

laundry tray
lavatory
shower
sink
water closet

washer
gas piping
water supply-inside
sewer repair-inside
water supply-outside

Minimum permit fee
Water heater
Water softener
Backflow preventer

\$65 + Surcharge
\$65 + Surcharge
\$65 + Surcharge
\$65 + Surcharge

All other plumbing fees to remain with a minimum fee of \$65 applied to all permit applications.

Surcharges shall be collected as mandated by the State.

Fees for Commercial/ Industrial/Institutional Plumbing Installations/Repairs will be based on the total cost of the work calculated by using the Building Permit Fee Schedule. The total cost of the work shall include all labor and materials supplied by the Contractor. The Minimum Fee shall

SEWER/WATER PERMITS

Permits will be required for all installation, alterations, repairs of any domestic water or sewer lines, commercial water/sewer lines or any water line to be used for fire suppression systems. For any job requiring City crews to make a water or sewer tap, the Contractor must provide an OSHA approved trench box before City Crews will perform tapping operations. Fees will be \$35.00 plus parts and tax when applicable. Surcharges shall be collected as

WATER METER PERMITS

The fees collected for the installation of water meters for residential, commercial, industrial, institutional installations will be calculated at 15% over the cost of

DEMOLITION PERMITS

Permit fees and surcharges will be based on same schedule as for Building Permits, based on the cost of the job.

MOVING PERMITS

Fees for the moving or raising of any minor building such as a utility building or garage will be calculated at a fee of \$50.00 per structure. Fees for the moving or raising of all other building will be calculated at a fee of \$100 per structure. Permits will be required if passing through the City off of US Highways or County streets. Fees shall be

INSTALLATION/REMOVAL of FLAMMABLE/COMBUSTIBLE STORAGE TANKS and LP GAS TANKS

Fees for the installation, removal, or alteration of any above ground or below ground storage tanks or LP tanks will be calculated at \$35.00 per tank. All installations must be approved by the State Fire Marshall and the local Fire Department.

STREET EXCAVATION/DUMPSTER PERMITS

Permits are obtained at the Public Works Department. Fees will be charged for the permits, but no surcharge is collected.

ADDITIONAL FEES

Inspections for which no fee is specifically indicated	\$65.00 per hour (minimum 1 hour)
Inspections outside normal business hours	\$92.00 per hour (minimum 1 hour)
Reinspection fee:	\$32.50 for the first and \$65 for each inspection thereafter
Reinstate expired permit	½ the permit fee
Business use certificate of occupancy	\$120.00 to meet on site with the fire department. One reinspection included. Additional inspections see fee schedule for reinspection fee.
Investigation fee	Up to but not to exceed the permit fee.
Initial Rental Inspection Fee:	\$160.00 for single-family dwellings. \$320 for two-family dwellings. \$320.00 plus \$25.00 for each unit over 2 rental units for multiple-family dwellings. No initial rental inspection fee for new construction of two-family and multiple-family residential dwellings.

Time of Sale Inspection Fee \$160.00 per unit up to two units, \$345 for three unit dwellings

PERMIT REFUND POLICY

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Building Official may also authorize refunding of not more than 80 percent of the plan review fee when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The Building Official shall only authorize refunding of any fee paid when a written request has been submitted, by the original applicant, not later than

ECONOMIC DEVELOPMENT

Proposal Consideration	\$100
Single Family Home Lot Sales Program Application	\$50
Tax Exempt Conduit Revenue Bond Application	\$1,000
Escrow Deposit	\$20,000
Tax Increment Financing Application	\$1,000
Escrow Deposit	\$20,000
Legal or Financial Consultant Review Escrow Deposit	\$3,000

*Please Note: The unused amount of an escrow deposit will be refunded upon the completion of legal or financial consultant services. If additional expenses are incurred

FINANCE

Abandoned account fee	\$1 per month
Convenience fee for customer deposits made by debit card, credit card, or paypal	The deposit amount multiplied by 3%

FIRE

RENTAL LICENSING FEES

Rental property license - 1 thru 3 units	\$300 per building
Rental property license – over 3 units	\$250 per building plus \$22 per unit
Family Exempt properties	\$75 per bldg
License Reinstatement after Revocation/Suspension	Five times annual license fee
License Transfer Fee	\$50.00

City of Columbia Heights Fee Register

Item 7.

Licensing Late Fee	\$150.00
Reinspection Fee	\$150.00 per inspection
Posting/Notice and Letters Fee	\$140 base fee plus \$10 per unit
FIRE DEPARTMENT SERVICE CHARGES	
Engine	Refer to DNR Fee Schedule
Ladder Truck	Refer to DNR Fee Schedule
Rescue Truck Crew of 3	Refer to DNR Fee Schedule
Ambulance Crew of 3	Refer to DNR Fee Schedule
Any Other Aparatus	Refer to the DNR Fee Schedule
Fire Watch	Actual Cost
REPEAT NUISANCE CALL SERVICE FEES	
Repeat False Smote of Fire Alarms: 3rd Event	\$250
Repeat False Smote of Fire Alarms: 4+ Events	\$350
FIRE PERMITS	
Festival Bonfire	\$200.00
Permit Burn (requires Council approval)	\$500.00
Explosives: Operational permit required for the manufacture, storage, handling, sale or use of any quantity of (Permits obtained by State Fire Marshal)	
Fireworks: Outdoor fireworks displays by State certified operator. Plan review and date of display inspection conducted by Fire Department.	
	\$75.00
Fireworks sales in existing retail establishments.	
	\$0.00
Fireworks stands or tent sales. (NFPA 1124)	
Fire Code Operational Permits	\$200.00
Operational Permits as set forth in Section 105.6	\$200.00
NEW CONSTRUCTION/ MODIFICATIONS/FIRE PLAN REVIEW: For all occupancies with the exception of detached one- and two-family dwellings.	
Structures: New construction/modification fire review fee.	
	\$75.00
Automatic Fire-Extinguishing Systems: New construction/modification fire review fee.	
	\$90.00
Fire Alarm and Detection Systems and Related Equipment: New construction/modification fire review fee.	
	\$75.00
Fire Pumps and Related Equipment: New construction/modification fire review fee. If part of an automatic fire-extinguishing system review no separate fee will be charged.	
Standpipe Systems:	\$50.00
Spray Rooms, Dip Tanks, or Paint Booths:	
	\$50.00
LP Gas: Exterior installations only: Plan review and inspections to be conducted by Fire Department.	
	\$180.00
Interior installations only: New construction/modification fire review fee.	
	\$90.00
Flammable & Combustible Liquids: New construction/modification fire review fee. (includes tank installations & removals)	
	\$90.00
Hazardous Materials: New construction/modification fire review fee.	
	\$90.00
Temporary Membrane Structures, Tents and Canopies: Less than 180 days: Plan review and inspections to be conducted by Fire Department.	
	\$90.00
Under a Conditional Use Permit.	
	\$50.00
Greater than 180 days: New construction/modification fire review fee.	
	\$50.00
LIBRARY	
Replacement library card	\$2.00
Out-of-State/Non-resident library card	\$60.00 (annually)
Earbuds	\$2.00
Flash Drive	\$5.00
Hardcover adult sale book	\$1.00

City of Columbia Heights Fee Register

Item 7.

Trade/Oversize paperback sale book	\$0.75
Mass Market paperback sale book	\$0.50
Children's hardcover sale book	\$1.00
Children's paperback sale book	\$0.25
Sale DVD	\$1.00
Sale audiobook	\$2.00
Sale audio CD	\$1.00
Print/Copy (black and white)	\$0.10
Print/Copy (color)	\$0.50
Misc.	Variable
Dishonored check fee	\$30.00
Replacement of lost or damaged materials	Discounted cost of item plus a \$8.00 processing charge for print material or a \$10.00 processing charge for media material. Magazines = \$6.00 or list price if higher
Barcode	\$0.50 (charged if 5 or more barcodes are missing or damaged.)
RFID tag	\$0.50 (charged if 5 or more tags are missing or damaged.)
Book Jacket	\$0.50 (charged if 3 or more are missing or damaged)
Compact disc Jewel case (CD)	\$0.75
CD book case (up to 10 in a case)	\$2.50
CD book case (11-24/case)	\$5.00
CD book case (25+/case)	\$15.00
DVD case (1-4 in case)	\$1.00
DVD case (5+/case)	\$2.50
Compact disc or DVD insert (1 page)	\$1.00
Compact disc or DVD insert (multiple pages)	\$3.00

POLICE

False alarm response by police	
Third in calendar year	\$60
Fourth in calendar year	\$85
Fifth and any subsequent in a calendar year	\$110
No parking 2 a.m. to 6 a.m.	\$25.00
No parking April 1 to May 1 when there is 3 ½ inches of snow or more on the streets	\$25.00
Copies of Reports	No charge for 9 or fewer pages; \$.25 per page for 10 or more pages
Report on an Address or Person	\$5.00
Administrative Vehicle Impound Fee	\$35.00
Copy of Color Photos	\$5.00 for 1st page, \$1 each additional page
Audio/Video CD	\$25
Letter of Good Standing	\$20
Weekly Accident Report	\$5.00
Admin Parking/Moving Violations	Varies
Repeat Nuisance Call Service Fee	\$250 plus add'l fees for excess costs
No Trespassing Signs (yellow)	\$4/each
Dangerous Dog Registration (annual)	\$150.00

PUBLIC WORKS

Right of Way Permits	
Annual Registration for Utility Companies	\$75.00
Small Cell	\$850.00 per site
Street Excavation	\$150.00 per Street Penetration
Trench or Boring	\$150.00 plus \$.25 per Lineal Foot of Trench
Boulevard Excavation	\$50.00 per Boulevard Disturbance
Non-Excavation (Obstruction)	\$50.00 plus \$.05 per Lineal Foot
Extension	\$35.00 plus \$15.00 per Week Extension
Penalty	Two (2) times the amount of the Standard Permit
Degradation*	To be calculated by City (see below for estimates)
Resident Boulevard Excavation	\$35.00
Resident Boulevard Excavation Deposit	\$750.00
Resident Driveway Apron/Curb and Gutter Deposit	\$750.00
Senior Excavation Permit (over 62 years old)	\$35.00 per Excavation
Sidewalk by Property Owners	
Senior Sidewalk (over 62 years old)	\$20.00
Property Owner Sidewalk	\$40.00

Degradation

Due to the difficulty in determining the possible scope of some projects, the City will only be able to provide an estimate of the degradation fee when a permit is issued. The City Right-of-Way inspector will calculate the degradation fee after the complete scope of work is determined.

City of Columbia Heights Fee Register

Item 7.

Degradation Fee Estimates for Bituminous Street:		
	HOLE (Maximum length=street width)	TRENCH
New Street - 0 to 5 Years	$(\$2.25 \times \text{street width} \times \text{length}) +$ $(\$3.75 \times \text{lane width} \times \text{hole length})$	$(\$2.25 \times \text{street width} \times \text{length}) +$ $(\$3.75 \times \# \text{ of lanes} \times \text{lane width} \times \text{lengths})$
Existing Street - 5 years old to 20 years old	$(\$2.00 \times \text{lane width} \times \text{length}) +$ $(\$3.00 \times \text{lane width} \times \text{hole length})$	$\$3.00 \times \# \text{ of lanes} \times \text{lane width} \times \text{length}$
Existing Street - over 20 years old	$\$2.75 \times (\text{hole width} + 4 \text{ feet}) \times (\text{hole length} + 4 \text{ feet})$	$\$2.75 \times (\text{trench width} + 4 \text{ feet}) \times \text{length}$
Street to be reconstructed in next two (2) years	$\$2.00 \times (\text{hole width}) \times (\text{hole length})$	$\$2.00 \times \text{trench width} \times \text{length}$

Degradation Fee Estimates for Concrete Street:		
	HOLE	TRENCH
New Street-0 to 5 Years	$(\$3.00 \times \text{street width} \times \text{length}) +$ $(\$4.50 \times \text{lane width} \times \text{hole length})$	$(\$3.00 \times \text{street width} \times \text{length}) +$ $(\$4.50 \times \# \text{ of lanes} \times \text{lane width} \times \text{lengths})$
Existing Street- 5 years old to 20 years old	$(\$2.75 \times \text{lane width} \times \text{length}) +$ $(\$4.25 \times \text{lane width} \times \text{hole length})$	$\$3.75 \times \# \text{ of lanes} \times \text{lane width} \times \text{length}$
Existing Street – over 20 years old	$\$3.75 \times (\text{hole width} + 4 \text{ feet}) \times (\text{hole length} + 4 \text{ feet})$	$\$3.75 \times (\text{trench width} + 4 \text{ feet}) \times \text{length}$
Street to be reconstructed in next 2 years	$\$3.25 \times (\text{hole width}) \times (\text{hole length})$	$\$3.25 \times \text{trench width} \times \text{length}$

Street Obstruction Permit	
Street Obstruction Permit (Valid for 30 days)	\$30.00
Extension Fee	\$15.00 per week
Flasher Deposit	\$150.00

Load Limit Permit	
Load limit permit required for spring weight restrictions	N/C

Water Hydrant Meter Rentals	
5/8" Water Meter	\$300.00
2-1/2 Water Meter with 2" RPZ Backflow Preventer	\$2,500.00

Special Assessment Search	
Basic special assessment search	\$25.00
Additional information	\$15.00

Engineering Copy Requests	
AsBuilts	\$2.50 per sheet
Plotter Copies (22" x 34" or 24" x 36")	\$15.00 each
Regular Photocopies (8-1/2 x 11, 8-1/2 X 14, 11 x 17)	\$.25 each

Maps	
Full color city map, zoning map or parks map	\$15.00
Shaded Relief Map (36" x 36")	\$15.00
Standard Address Map	\$20.00
Large Address Map	\$30.00
Utility Maps (watermain, sanitary sewer, storm sewer) (36" by 28")	\$20.00
Property Only (Urban) 1/2 Section (22" x 34")	\$15.00
Property & Planimetric (Urban) 1/2 Section (22" x 34")	\$25.00
Property, Planimetric & Contours (Urban) 1/2 Section (22" by 34")	\$50.00
Color Aerial Photo (Urban) 1/2 Section (22" x 34")	\$30.00
Special Request (See City Engineer)	\$15.00 plus \$50/hour (\$25.00 minimum)

GIS Data Requests (Digital Data)	
Planimetric & Contours	\$15.00 plus \$50/hour (\$25.00 minimum)

City of Columbia Heights Fee Register

Item 7.

CD ROM	\$12.00
Notary	N/C

RECREATION

RENTAL INFORMATION	2024-2025 RATES		2025 RATES	
RENTAL INFORMATION	2024 RATES (Updated to Include Sales Tax)	(Fri - Sun)	(Mon - Thur)	(Fri - Sun)
Hall/Kitchen/LaBelle Lounge w/Tax	\$1,872.16	\$3,054.11	\$1,928.32	\$3,146.52
Hall/Kitchen/LaBelle Lounge	\$1,731.48	\$2,824.61	\$1,783.42	\$2,909.35
LaBelle Lounge w/tax	\$429.04	\$620.72	\$479.51	\$639.34
Senior Center or Maithaire/McKenna Room w/tax	\$487.54	\$587.74	\$502.16	\$605.37
Down Payment (non-refundable)	\$800 / \$100	\$800 / \$100	\$800 / \$100	\$800 / \$100
Damage Deposit (refundable)	\$800 / \$250	\$800 / \$250	\$800 / \$250	\$800 / \$250
Security Officer Deposit	\$250	\$250	\$250	\$250
Security Officer hourly rate	\$35	\$35	\$35	\$35
Pop/CO2 Charge	\$100/\$150/\$200	\$100/\$150/\$200	\$100/\$150/\$200	\$100/\$150/\$200
Early Entry Fee *Preapproved*	\$60	\$60	\$60	\$60
Custodial Charge per hour	\$40	\$40	\$40	\$40
Events Lasting 2 hours or less	50%	N/A	50%	N/A
Events Lasting 4 hours or less	25%	N/A	25%	N/A
Heights Resident Discount**	25%	25%	25%	25%

All rental rates, fees, and deposits are subject to State Sales Tax.
All JPM rentals end at 1:00 am. An \$80 plus tax late fee will be assessed every 30 minutes. Saturday/Sunday rental time: 12:00 noon - 1:00 am. Friday rental time: 9:00 am - 1:00 am. A storage fee of \$100 will be charged for items left in the building outside of rental time. **Single room rentals have a maximum rental time of 7 hours.**

Linen and Napkin rental is available upon request. 2024 Prices are as follows:
 White or Ivory Linens \$7.00 per hall table (60" rounds and 8' x 2 1/2' banquet tables) Tax additional \$3.50 per bar table .70 per napkin (various colors available)
White Melamine Dinnerware, Silverware and Plastic Tumblers are available for a rental fee of \$50 plus tax per rental.
 Saturday rentals may decorate Friday before their event from 9:00 am - 4:30 pm for a \$150 fee. This reservation can only be made if the hall is available within 3 weeks of the

PARK RENTAL FEES	w/tax included
Resident	\$75
Non-Resident	\$175
Large groups 100+ people	\$150
EVENT WAGON	\$75
BALLFIELD RENTAL	\$75 per day or \$20 per hr
GARDEN PLOTS	\$30



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	05/13/2024

ITEM:	Amending the Community Development Fee Schedule to Add Time of Sale Inspections								
DEPARTMENT:	Community Development	BY/DATE:	Mitchell Forney, 5/7/2024						
CORE CITY STRATEGIES:	<table border="0"> <tr> <td><input checked="" type="checkbox"/> Healthy and Safe Community</td> <td><input type="checkbox"/> Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td> <td><input type="checkbox"/> Strong Infrastructure and Public Services</td> </tr> <tr> <td><input type="checkbox"/> Trusted and Engaged Leadership</td> <td><input type="checkbox"/> Sustainable</td> </tr> </table>			<input checked="" type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services	<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
<input checked="" type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community								
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services								
<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable								

BACKGROUND

At the April 22nd Council meeting, the City Council approved Ordinance 1695, an ordinance establishing a Time of Sale Inspection program for the City. As part of this new program, the City needs to formally establish the fee for the inspections that cover the Time of Sale process. The proposed amendment of the fee schedule reflects the addition of the new inspection fee associated with the new program. The initial fee will be set at \$160 which is the same fee that the City charges for an initial rental Inspection. Both rental and Time of Sale inspections cover similar scopes of work and take approximately 1 hour to complete. With the inspection fee, the applicant will receive one follow up inspection at no cost. Any inspection after the first two will be charged in accordance with the current reinspection fee which is set at \$65 for every reinspection thereafter.

RECOMMENDED MOTION(S):
<p>MOTION: Move to waive the reading of Resolution 2024-32, there being ample copies available to the public.</p> <p>MOTION: Move to approve Resolution 2024-32, a resolution amending the 2024 Community Development fee schedule</p>

ATTACHMENT(S):

1. Resolution 2024-32
2. City Fee Schedule

A RESOLUTION AMENDING THE 2024 CITY OF COLUMBIA HEIGHTS COMMUNITY DEVELOPMENT FEE SCHEDULE

BE IT RESOLVED BY the City Council (the “Council”) for the City of Columbia Heights, Minnesota (the “City) as follows:

WHEREAS, the Community Development department of the City oversees building safety and conducts building inspections to ensure the maintenance of health and safety standards within the community; and

WHEREAS, the certain fees are associated with various action items within regard to building safety inspections; and

WHEREAS, the City Council has established a Time of Sale Inspection program to promote the maintenance, quality, and safety of the City’s housing stock; and

WHEREAS, the new program establishes a new inspection type and related fee; and

WHEREAS, fee pricing is evaluated and established based on comparable area rates as well as staff time used for processing and conducting inspections; and

WHEREAS, the passage of this Resolution will establish the required Time of Sale Inspection fee to reflect the staff time associated with the Time of Sale Program.

NOW THEREFORE BE IT RESOLVED, that the City Council authorizes the passage of Resolution No. 2024-32, amending 2024 Community Development Fee Schedule as referenced in the attached.

ORDER OF COUNCIL

Passed this 13th day of May, 2024.

Offered by:
Seconded by:
Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	MAY 13, 2024

ITEM:	Approve Resolution 2024-40 Amending 2024 Budget (re Transfer of Funds)	
DEPARTMENT:	Police Department	BY/DATE: Chief Matt Markham/May 6, 2024
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>		
<input type="checkbox"/> Healthy and Safe Community <input type="checkbox"/> Thriving and Vibrant Destination Community		
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly <input checked="" type="checkbox"/> Strong Infrastructure and Public Services		
<input type="checkbox"/> Trusted and Engaged Leadership <input type="checkbox"/> Sustainable		

BACKGROUND

The Police Department has received payment in the amount of \$13,750 from the cities of Brooklyn Center, Crystal and Robbinsdale in payment for rental of the CHPD’s gun range. The Police Department is requesting that amount be transferred into the following line items to cover 2024 equipment needs and gun range maintenance.

- \$ 9,975.00 line item 42010 to purchase ten Bola Wrap devices for patrol
- \$ 3,775.00 line item 43050 for gun range maintenance (Range Renovation Consulting, Inc.)
- \$13,750.00 total range rental revenue in 2024

STAFF RECOMMENDATION

The Bola Wrap devices offer a less lethal option for patrol. Last year, the City Council authorized the purchase of eight of these devices, and all officers are currently sharing those Bola Wraps. The purchase of ten additional Bola Wraps would allow enough devices to issue one to each uniformed officer.

The above funds were deposited into the General Fund. The Police Department is requesting that these funds be transferred back into the 2024 Police Department budget line items as noted, which requires a Resolution of the City Council.

RECOMMENDED MOTION(S):
MOTION: Motion to waive the reading of Resolution 2024-40, being a resolution amending the 2024 budget to use certain additional revenue, there being ample copies available to the public.
MOTION: Motion to adopt Resolution 2024-40 being a Resolution amending the 2024 budget to use certain additional revenue.

ATTACHMENT(S):

Resolution 2024-40

RESOLUTION NO. 2024-40

A Resolution of the City Council for the City of Columbia Heights, Minnesota, amending the 2024 budget to use certain additional revenue.

Whereas, the City has contracted for and received the following revenue:

<u>Source</u>	<u>Amount</u>
City of Brooklyn Center PD	\$ 6,125
City of Crystal PD	\$ 4,250
City of Robbinsdale PD	<u>\$ 3,375</u>
Total	\$13,750

Whereas, this revenue was not included in the initial 2024 budget adopted by the City Council, nor in any subsequent amendments to that budget; and

Whereas, the activity related to this revenue and expense is consistent with the goals and objectives of the City of Columbia Heights Police Department;

Now, therefore, in accordance with all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

ORDER OF COUNCIL

IT IS HEREBY RESOLVED, that the 2024 budget for general fund revenue and expense is amended for an increase of \$13,750.

Passed this _____ day of _____, 2024

Offered by:
Seconded by:
Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	MAY 13, 2024

ITEM:	Adopt Resolution 2024-43 Accepting State IIJA Match Funding Grant Agreement For Safe Streets For All Citywide Safety Action Plan Development.							
DEPARTMENT:	Public Works	BY/DATE: Interim City Engineer / May 2, 2024						
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>								
<table border="0"> <tr> <td><input checked="" type="checkbox"/> Healthy and Safe Community</td> <td><input type="checkbox"/> Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td> <td><input checked="" type="checkbox"/> Strong Infrastructure and Public Services</td> </tr> <tr> <td><input type="checkbox"/> Trusted and Engaged Leadership</td> <td><input type="checkbox"/> Sustainable</td> </tr> </table>			<input checked="" type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input checked="" type="checkbox"/> Strong Infrastructure and Public Services	<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
<input checked="" type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community							
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input checked="" type="checkbox"/> Strong Infrastructure and Public Services							
<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable							

BACKGROUND

The City of Columbia Heights has applied for grant funding through the Minnesota Department of Transportation’s (MnDOT) Infrastructure Investment and Jobs Act (IIJA) Discretionary Match program and was awarded a total of up to \$48,000 in state funding toward the match requirements of the Safe Streets for All (SS4A) program to develop a citywide safety action plan.

SUMMARY OF CURRENT STATUS

MnDOT has provided a IIJA Discretionary Match grant agreement for approval by the City of Columbia Heights. Once the City approves and signs the agreement, it will then be sent over to MnDOT staff for final approval and signatures. Costs incurred for the City’s SS4A citywide safety action plan after the grant agreement is executed will be eligible for reimbursement up to the awarded amount. Staff is currently in the process of finalizing the hiring of a consultant to assist with development of the SS4A citywide safety action plan. The project is anticipated to start in late May or early June.

STAFF RECOMMENDATION

Approve the MnDOT IIJA Discretionary Match Program grant agreement in the amount of up to \$48,000. No local match is required to go along with this grant funding.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2024-43, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2024-43, being a resolution accepting MnDOT IIJA Discretionary Match Program grant funding in the amount of up to \$48,000 in state funding to be used towards the match requirements of the federal SS4A program.

ATTACHMENTS: Resolution 2024-43
MnDOT IIJA Discretionary Match Program Grant Agreement

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

WHEREAS, the City of Columbia Heights has applied to the Commissioner of Transportation for a grant from the State Program for IJJA Assistance; and

WHEREAS, the Commissioner of Transportation has given notice that funding for this project is available; and

WHEREAS, the amount of the grant has been determined to be \$48,000 by reason of the lowest responsible bid;

NOW THEREFORE, be it resolved that the City of Columbia Heights does hereby agree to the terms and conditions of the grant consistent with Minnesota Laws 2023, Chapter 68, Article 1, Section 2, Subdivision 5(a), and will pay any additional amount by which the cost exceeds the estimate, and will return any amount appropriated for the project but not required. The proper city officers are authorized to execute a grant agreement and any amendments thereto with the Commissioner of Transportation concerning the above-referenced grant.

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

1. The City Council hereby approves the State of Minnesota Federal Transportation Grants Technical Assistance and IJJA Discretionary Match Grant Agreement between the Minnesota Department of Transportation and the City of Columbia Heights, and furthermore authorizes the City Engineer to act as the designated representative.
2. That the Mayor and City Manager are hereby authorized to execute such Agreement and any amendments to the Agreement.

ORDER OF COUNCIL

Passed this 13th day of May, 2024

Offered by:
Seconded by:
Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

**STATE OF MINNESOTA
FEDERAL TRANSPORTATION GRANTS TECHNICAL ASSISTANCE AND
IIJA DISCRETIONARY MATCH
GRANT AGREEMENT**

This agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State"), and ("Grantee"):

Public Entity (Grantee) name, address and contact person:

_City of Columbia Heights_____

_3989 Central Avenue NE_____

_Columbia Heights, MN 55421_____

Contact: _Sulmaan Khan_____

RECITALS

1. General Funds were appropriated to provide grants for technical assistance to a requesting local unit of government or Tribal government that seeks to submit an application for a federal discretionary grant for a transportation-related purpose in Minnesota Laws 2023, Chapter 68, Article 1, Section 2, Subdivision 5(a).
2. General funds were appropriated to make state funded grants to a federal grant recipient in Minnesota Laws 2023, Chapter 68, Article 1, Section 2, Subdivision 5(a).
3. Grantee has been awarded Federal Transportation Grants Technical Assistance or IIJA Discretionary Grant Match funds in session law as noted above.
4. Grantee represents that it is duly qualified and agrees to perform all services described in this agreement to the satisfaction of the State. Pursuant to [Minn.Stat.§16B.98](#), Subd.1, Grantee agrees to minimize administrative costs as a condition of this agreement.

AGREEMENT TERMS

1 Term of Agreement, Survival of Terms, and Incorporation of Exhibits

- 1.1 **Effective Date.** This agreement will be effective on the date the State obtains all required signatures under [Minn.Stat.§16B.98](#), Subd. 5. As required by [Minn.Stat.§16B.98](#) Subd. 7, no payments will be made to Grantee until this agreement is fully executed. Grantee must not begin work under this agreement until this agreement is fully executed and Grantee has been notified by the State’s Authorized Representative to begin the work.
- 1.2 **Expiration Date.** This agreement will expire on **April 15, 2029**, or when all obligations have been satisfactorily fulfilled, whichever occurs first.
- 1.3 **Survival of Terms.** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this agreement, including, without limitation, the following clauses: 8. Liability; 9. State Audits; 10. Government Data Practices and Intellectual Property; 11. Workers Compensation; 12. Governing Law, Jurisdiction, and Venue; and 14. Data Disclosure.
- 1.4 **Exhibits.** Exhibit A: Sources and Uses of Funds Schedule; Exhibit B: Grant Application; and Exhibit C: Grantee Resolution Approving Grant Agreement are attached and incorporated into this agreement.

2 Grantee’s Duties

- 2.1 Grantee will conduct activities in accordance with its grant application, or in the case of legislatively selected projects, in accordance with the enabling session law, which is attached to this Agreement as Exhibit B.
- 2.2 Grantee will comply with all required grants management policies and procedures set forth through [Minn.Stat.§16B.97](#), Subd. 4 (a) (1).
- 2.3 **Asset Monitoring.** If Grantee uses funds obtained by this agreement to acquire a capital asset, the Grantee is required to use that asset for a public purpose for the normal useful life of the asset. Grantee may not sell or change the purpose of use for the capital asset(s) obtained with grant funds under this agreement without the prior written consent of the State and an agreement executed and approved by the same parties who executed and approved this agreement, or their successors in office.

3 Time

3.1 Grantee must comply with all the time requirements described in this agreement. In the performance of this grant agreement, time is of the essence.

4 Consideration and Payment

4.1 **Consideration.** The State will pay for all services performed by Grantee under this agreement as follows:

4.1.1 **Compensation.** Grantee will be reimbursed for actual, incurred costs that are eligible under in Minnesota Laws 2023, Chapter 68, Article 1, Section 2, Subdivision 5(a). Grantee shall use this grant solely to reimburse itself for expenditures it has already made to pay for the costs of one or more of the activities listed under section 2.1.

4.1.2 **Sources and Uses of Funds.** Grantee represents to State that the Sources and Uses of Funds Schedule attached as Exhibit A accurately shows the total cost of the project and all of the funds that are available for the completion of the project. Grantee agrees that it will pay for any costs that are ineligible for reimbursement and for any amount by which the costs exceed State's total obligation in section 4.1.3. Grantee will return to State any amount appropriated but not required.

4.1.3 **Total Obligation.** The total obligation of the State for all compensation and reimbursements to Grantee under this agreement will not exceed **\$48,000.00**.

4.2 Payment

4.2.1 **Invoices.** Grantee will submit state aid pay requests for reimbursements requested under this grant agreement. The State will promptly pay Grantee after Grantee presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services.

4.2.2 **All Invoices Subject to Audit.** All invoices are subject to audit, at State's discretion.

4.2.3 **State's Payment Requirements.** State will promptly pay all valid obligations under this agreement as required by Minnesota Statutes §16A.124. State will make undisputed payments no later than 30 days after receiving Grantee's invoices and progress reports for services performed. If an invoice is incorrect, defective or otherwise improper, State will notify Grantee within ten days of discovering the error. After State receives the corrected invoice, State will pay Grantee within 30 days of receipt of such invoice.

4.2.4 **Grant Monitoring Visit and Financial Reconciliation.** During the period of performance, the State will make at least annual monitoring visits and conduct annual financial reconciliations of Grantee's expenditures.

4.2.4.1 The State's Authorized Representative will notify Grantee's Authorized Representative where and when any monitoring visit and financial reconciliation will take place, which State employees and/or contractors will participate, and which Grantee staff members should be present. Grantee will be provided with at least seven calendar days of notice prior to any monitoring visit or financial reconciliation.

4.2.4.2 Following a monitoring visit or financial reconciliation, Grantee will take timely and appropriate action on all deficiencies identified by State.

4.2.4.3 At least one monitoring visit and one financial reconciliation must be completed prior to final payment being made to Grantee.

4.2.5 **Unexpended Funds.** The Grantee must promptly return to the State at grant closeout any unexpended funds that have not been accounted for in a financial report submitted to the State.

4.2.6 **Closeout.** The State will determine, at its sole discretion, whether a closeout audit is required prior to final payment approval. If a closeout audit is required, final payment will be held until the audit has been completed. Monitoring of any capital assets acquired with grant funds will continue following grant closeout.

4.3 **Contracting and Bidding Requirements.** If Grantee is a municipality as defined by Minn. Stat. § 471.345, subdivision 1, then Grantee shall comply with the requirements of Minn. Stat. § 471.345 for all procurement under this Agreement.

5 Conditions of Payment

All services provided by Grantee under this agreement must be performed to the State's satisfaction, as determined at the sole discretion of the State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal, state, or local law.

6 Authorized Representatives

6.1 The State's Authorized Representative is:

Marc Briese,
Programs Engineer,
MnDOT State Aid Office
395 John Ireland Boulevard, MS 500
St. Paul, MN 55155
Office: 651-366-3802
marc.briese@state.mn.us

or his/her successor. State's Authorized Representative has the responsibility to monitor Grantee's performance and the authority to accept the services provided under this agreement. If the services are satisfactory, the State's Authorized Representative will certify acceptance on each invoice submitted for payment.

6.2 Grantee's Authorized Representative is:

Sulmaan Khan,
Interim City Engineer,
3989 Central Avenue NE,
Columbia Heights, MN 55421,
763-706-3704, skhan@columbiaheightsmn.gov.

If Grantee's Authorized Representative changes at any time during this agreement, Grantee will immediately notify the State.

7 Assignment Amendments, Waiver, and Grant Agreement Complete

7.1 **Assignment.** The Grantee may neither assign nor transfer any rights or obligations under this agreement without the prior written consent of the State and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this agreement, or their successors in office.

7.2 **Amendments.** Any amendments to this agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original agreement, or their successors in office.

7.3 **Waiver.** If the State fails to enforce any provision of this agreement, that failure does not waive the provision or the State's right to subsequently enforce it.

7.4 **Grant Agreement Complete.** This grant agreement contains all negotiations and agreements between the State and Grantee. No other understanding regarding this agreement, whether written or oral, may be used to bind either party.

7.5 **Electronic Records and Signatures.** The parties agree to contract by electronic means. This includes using electronic signatures and converting original documents to electronic records.

7.6 **Certification.** By signing this Agreement, the Grantee certifies that it is not suspended or debarred from receiving federal or state awards.

8 Liability

Grantee and State agree that each will be responsible for its own acts and the results thereof to the extent authorized by law, and neither shall be responsible for the acts of the other party and the results thereof. The liability of State is governed by the provisions of Minn. Stat. Sec. 3.736. If Grantee is a "municipality" as that term is used in Minn. Stat. Chapter 466, then the liability of Grantee is governed by the provisions of Chapter 466. Grantee's liability hereunder shall not be limited to the extent of insurance carried by or provided by Grantee, or subject to any exclusion from coverage in any insurance policy.

9 State Audits

Under Minn. Stat. § 16B.98, Subd.8, the Grantee's books, records, documents, and accounting procedures and practices of Grantee, or other party relevant to this grant agreement or transaction, are subject to examination by the State and/or

the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this agreement, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later. Grantee will take timely and appropriate action on all deficiencies identified by an audit.

10 Government Data Practices and Intellectual Property Rights

10.1 Government Data Practices. Grantee and State must comply with the Minnesota Government Data Practices Act, [Minn. Stat. Ch. 13](#), as it applies to all data provided by the State under this grant agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this agreement. The civil remedies of [Minn. Stat. §13.08](#) apply to the release of the data referred to in this clause by either Grantee or the State.

11 Workers Compensation

The Grantee certifies that it is in compliance with [Minn. Stat. §176.181](#), Subd. 2, pertaining to workers’ compensation insurance coverage. The Grantee’s employees and agents will not be considered State employees. Any claims that may arise under the Minnesota Workers’ Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the State’s obligation or responsibility.

12 Governing Law, Jurisdiction, and Venue

Minnesota law, without regard to its choice-of-law provisions, governs this agreement. Venue for all legal proceedings out of this agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

13 Termination; Suspension

13.1 Termination. The State or Commissioner of Administration may unilaterally terminate this agreement at any time with or without cause, upon written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

13.2 Termination for Cause. The State may immediately terminate this grant agreement if the State finds that there has been a failure to comply with the provisions of this agreement, that reasonable progress has not been made, that fraudulent or wasteful activity has occurred, that Grantee has been convicted of a criminal offense relating to a state grant agreement, or that the purposes for which the funds were granted have not been or will not be fulfilled. The State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

13.3 Termination for Insufficient Funding. The State may immediately terminate this agreement if:

13.3.1 It does not obtain funding from the Minnesota Legislature; or

13.3.2 If funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written notice to the Grantee. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State will provide the Grantee notice of the lack of funding within a reasonable time of the State’s receiving that notice.

13.4 Suspension. The State may immediately suspend this agreement in the event of a total or partial government shutdown due to the failure to have an approved budget by the legal deadline. Work performed by the Grantee during a period of suspension will be deemed unauthorized and undertaken at risk of non-payment.

14 Data Disclosure

Under [Minn. Stat. § 270C.65](#), Subd. 3, and other applicable law, Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

- 15 **Fund Use Prohibited.** The Grantee will not utilize any funds received pursuant to this Agreement to compensate, either directly or indirectly, any contractor, corporation, partnership, or business, however organized, which is disqualified or debarred from entering into or receiving a State contract. This restriction applies regardless of whether the disqualified or debarred party acts in the capacity of a general contractor, a subcontractor, or as an equipment or material supplier. This restriction does not prevent the Grantee from utilizing these funds to pay any party who might be disqualified or debarred after the Grantee's contract award on this Project.
- 16 **Discrimination Prohibited by Minnesota Statutes §181.59.** Grantee will comply with the provisions of Minnesota Statutes §181.59 which requires that every contract for or on behalf of the State of Minnesota, or any county, city, town, township, school, school district or any other district in the state, for materials, supplies or construction will contain provisions by which Contractor agrees: 1) That, in the hiring of common or skilled labor for the performance of any work under any contract, or any subcontract, no Contractor, material supplier or vendor, will, by reason of race, creed or color, discriminate against the person or persons who are citizens of the United States or resident aliens who are qualified and available to perform the work to which the employment relates; 2) That no Contractor, material supplier, or vendor, will, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in clause 1 of this section, or on being hired, prevent or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed or color; 3) That a violation of this section is a misdemeanor; and 4) That this contract may be canceled or terminated by the state of Minnesota, or any county, city, town, township, school, school district or any other person authorized to grant contracts for employment, and all money due, or to become due under the contract, may be forfeited for a second or any subsequent violation of the terms or conditions of this Agreement.
- 17 **Limitation.** Under this Agreement, the State is only responsible for receiving and disbursing funds. Nothing in this Agreement will be construed to make the State a principal, co-principal, partner, or joint venturer with respect to the Project(s) covered herein. The State may provide technical advice and assistance as requested by the Grantee, however, the Grantee will remain responsible for providing direction to its contractors and consultants and for administering its contracts with such entities. The Grantee's consultants and contractors are not intended to be third party beneficiaries of this Agreement.
- 18 **Additional Provisions**
- 18.1 **Prevailing Wages.** Grantee agrees to comply with all of the applicable provisions contained in Minnesota Statutes Chapter 177, and specifically those provisions contained in Minn. Stat. §. 177.41 through 177.435 as they may be amended or replaced from time to time with respect to the project. By agreeing to this provision, Grantee is not acknowledging or agreeing that the cited provisions apply to the project.
- 18.2 **E-Verification.** Grantee agrees and acknowledges that it is aware of Minn. Stat. § 16C.075 regarding e-verification of employment of all newly hired employees to confirm that such employees are legally entitled to work in the United States, and that it will, if and when applicable, fully comply with such order.
- 18.3 **Telecommunications Certification.** If federal funds are included in Exhibit A, by signing this agreement Grantee certifies that, consistent with Section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232 (Aug. 13, 2018), Grantee does not and will not use any equipment, system, or service that uses "covered telecommunications equipment or services" (as that term is defined in Section 889 of the Act) as a substantial or essential component of any system or as critical technology as part of any system. Grantee will include this certification as a flow down clause in any contract related to this agreement.
- 18.4 **Title VI/Non-discrimination Assurances.** Grantee agrees to comply with all applicable US DOT Standard Title VI/Non-Discrimination Assurances contained in DOT Order No. 1050.2A, and in particular Appendices A and E, which can be found at: https://edocs-public.dot.state.mn.us/edocs_public/DMResultSet/download?docId=11149035. If federal funds are included in Exhibit A, Grantee will ensure the appendices and solicitation language within the assurances are inserted into contracts as required. State may conduct a review of the Grantee's compliance with this provision. The Grantee must cooperate with State throughout the review process by supplying all requested information and

documentation to State, making Grantee staff and officials available for meetings as requested, and correcting any areas of non-compliance as determined by State.

18.5 Use, Maintenance, Repair and Alterations. The Grantee shall not, without the written consent of the State and the Commissioner, (i) permit or allow the use of any of the property improved with these grants funds (the Real Property) for any purpose other than in conjunction with or for the operation of a county highway, county state-aid highway, town road, or city street and for other uses customarily associated therewith, such as trails and utility corridors , (ii) substantially alter any of the Real Property except such alterations as may be required by laws, ordinances or regulations, or such other alterations as may improve the Real Property by increasing its value or which improve its ability to be used for the purposes set forth in section (i), (iii) take any action which would unduly impair or depreciate the value of the Real Property, (iv) abandon the Real Property, or (v) commit or permit any act to be done in or on the Real Property in violation of any law, ordinance or regulation.

If the Grantee fails to maintain the Real Property in accordance with this Section, the State may perform whatever acts and expend whatever funds necessary to so maintain the Real Property, and the Grantee irrevocably authorizes the State to enter upon the Real Property to perform such acts as may be necessary to so maintain the Real Property. Any actions taken or funds expended by the State shall be at its sole discretion, and nothing contained herein shall require the State to take any action or incur any expense and the State shall not be responsible, or liable to the Grantee or any other entity, for any such acts that are performed in good faith and not in a negligent manner. Any funds expended by the State pursuant to this Section shall be due and payable on demand by the State and will bear interest from the date of payment by the State at a rate equal to the lesser of the maximum interest rate allowed by law or 18% per year based upon a 365-day year.

[The remainder of this page has intentionally been left blank.]

GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

By: Amada Marquez Simula _____

Title: Mayor _____

Date: _____

By: Kevin Hansen _____

Title: City Manager _____

Date: _____

By: _____

Title: _____

Date: _____

DEPARTMENT OF TRANSPORTATION

Approval and Certifying Encumbrance

By: _____

(with delegated authority)

Title: State Aid Programs Manager

Date: _____

**DEPARTMENT OF TRANSPORTATION
CONTRACT MANAGEMENT**

By: _____

Date: _____

EXHIBIT A

SOURCES AND USES OF FUNDS SCHEDULE

SOURCES OF FUNDS

Entity Supplying Funds	Amount
State Funds:	
General Fund Grant	\$48,000.00
SAAS Acct 426	
Other:	
	\$
	\$
	\$
Subtotal	\$48,000.00
Public Entity Funds:	
Matching Funds	\$
Other:	
Federal SS4A Grant Funds	\$191,999.00
	\$
Subtotal	\$191,999.00
TOTAL FUNDS	\$239,999.00

USES OF FUNDS

Expenses	Amount
Items Paid for with General Fund Grant Funds:	
Citywide safety action plan development	\$48,000.00
	\$
	\$
	\$
Subtotal	\$48,000.00
Items paid for with Non-General Fund Grant Funds:	
Citywide safety action plan development	\$191,999.00
	\$
Subtotal	\$191,999.00
TOTAL PROJECT COSTS	\$239,999.00

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EXHIBIT B

GRANT APPLICATION

Attach the grant application for the project

Form Name: IIJA-match-application
Submission Time: September 18, 2023 1:29 pm
Browser: Chrome 117.0.0.0 / Windows
IP Address: 206.188.252.2
Unique ID: 1143313374

Entity Legal Name City of Columbia Heights

Mailing address 3989 Central Avenue NE
Columbia Heights, MN 55421

Type of applicant Local government

Authorized representative

Name Sulmaan Khan

Title City Engineer

Phone number (763) 706-3704

Email address skhan@columbiaheightsmn.gov

Program contact

Name Sulmaan Khan

Title City Engineer

Phone number (763) 706-3704

Email address skhan@columbiaheightsmn.gov

Program/project information

Transportation mode Local roadway

Program/project title Columbia Heights Citywide Safety Action Plan

Brief program/project description Complete a citywide safety action plan that will provide opportunity to reach community and best practice driven solutions to address safety, accessibility, and equity concerns throughout the City.

Program/project location City of Columbia Heights

Congressional district of program/project Congressional District 5

Estimated start date Jan 15, 2024

Estimated end date Mar 15, 2025

Federal award information

Name of federal awarding agency/office Federal Highway Administration (FHWA)

Name of FHWA grant program Other: Safe Streets for All

Assistance Listing Number (ALN) 20.939

Federal Funding Opportunity Number 693JJ32340449

Date of notice of award Jan 31, 2023

Federal application information

Amount of federal funds requested 200000

Amount of federal funds awarded 200000

Total project cost (as proposed on application) 250000

Match requirement percentage for the federal program 80%/20%

Upload PDF of SF-424 from application <https://mndotforms.formstack.com/admin/download/file/15220619344>

Upload Notice of Award letter/confirmation from federal awarding agency <https://mndotforms.formstack.com/admin/download/file/15220619346>

Additional comments

EXHIBIT C

GRANTEE RESOLUTION APPROVING GRANT AGREEMENT

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

WHEREAS, the City of Columbia Heights has applied to the Commissioner of Transportation for a grant from the State Program for IJJA Assistance; and

WHEREAS, the Commissioner of Transportation has given notice that funding for this project is available; and

WHEREAS, the amount of the grant has been determined to be \$48,000 by reason of the lowest responsible bid;

NOW THEREFORE, be it resolved that the City of Columbia Heights does hereby agree to the terms and conditions of the grant consistent with Minnesota Laws 2023, Chapter 68, Article 1, Section 2, Subdivision 5(a), and will pay any additional amount by which the cost exceeds the estimate, and will return any amount appropriated for the project but not required. The proper city officers are authorized to execute a grant agreement and any amendments thereto with the Commissioner of Transportation concerning the above-referenced grant.

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

1. The City Council hereby approves the State of Minnesota Federal Transportation Grants Technical Assistance and IJJA Discretionary Match Grant Agreement between the Minnesota Department of Transportation and the City of Columbia Heights, and furthermore authorizes the City Engineer to act as the designated representative.
2. That the Mayor and City Manager are hereby authorized to execute such Agreement and any amendments to the Agreement.

ORDER OF COUNCIL

Passed this 13th day of May, 2024

Offered by:
Seconded by:
Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	MAY 13, 2024

ITEM:	Award of Professional Services for Construction Surveying and Staking for 2024 Concrete Alley Construction Project.		
DEPARTMENT:	Public Works	BY/DATE:	Interim City Engineer / May 2, 2024
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
_ Healthy and Safe Community		_ Thriving and Vibrant Destination Community	
_ Equitable, Diverse, Inclusive, and Friendly		X Strong Infrastructure and Public Services	
_ Trusted and Engaged Leadership		_ Sustainable	

BACKGROUND

As needed, staff obtains quotes for construction surveying and staking services on construction projects.

SUMMARY OF CURRENT STATUS

Staff requested proposals from consulting engineers to provide the construction surveying and staking services for the 2024 Concrete Alley Construction, Project 2406:

- Bolton & Menk, Inc. \$18,300.00
- Pioneer Engineering: \$25,200.00

Actual costs are based on the time required at the project site.

STAFF RECOMMENDATION

Staff recommends awarding the construction surveying and staking services to Bolton & Menk.

RECOMMENDED MOTION(S):
MOTION: Move to approve the proposal for Construction Surveying and Staking for 2024 Concrete Alley Construction with Bolton & Menk, Inc. for an estimated cost of \$18,300.00 appropriated from Fund 415.6400.43050.2406.



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	MAY 13, 2024

ITEM:	Annual declaration that the City of Columbia Heights does not waive the monetary limits on the Municipal Tort Liability under Minnesota Statutes, Section 466.04.	
DEPARTMENT: Name of Department	BY/DATE: Title of Person / Month, XX, 2023	
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>		
<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input checked="" type="checkbox"/> Strong Infrastructure and Public Services	
<input type="checkbox"/> Trusted and Engaged Leadership	<input checked="" type="checkbox"/> Sustainable	

BACKGROUND

The City purchases its liability insurance from the League of Minnesota Cities Insurance Trust (LMCIT). The LMCIT requires that member cities document annually whether they waive the tort liability limits established for municipalities by Minnesota Statutes, Section 466.04.

With certain exceptions, the City’s general liability insurance provides up to \$2 million per claim and up to \$3 million in aggregate claims per year. In addition, the City carries coverage termed “excess liability” or “umbrella” coverage for up to an additional \$1 million. Minnesota Statutes Section 466.04 however, limits a city’s liability for certain types of claims to less than this policy coverage. If the City does not waive these lower limits provided by statute, LMCIT will only pay out the (lower) statutory limit for any applicable claims.

Consequently, the LMCIT prices its liability premiums lower for Cities that do not waive the statutory limits. The City’s insurance agent is aware of no MN cities that chose to waive these statutory limits. Staff estimates that the annual savings in premium costs for the City of Columbia Heights are roughly \$18,000 by not waiving the statutory limits.

SUMMARY OF CURRENT STATUS

Staff is currently preparing the LMCIT insurance renewal application for the policy period June 1, 2024, through May 31, 2025.

RECOMMENDED MOTION(S):
MOTION: Move to declare that the City of Columbia Heights does not waive the monetary limits on the Municipal Tort Liability under Minnesota Statutes, Section 466.04.

ATTACHMENT(S):

LMCIT Tort Limits Declaration Form



LIABILITY COVERAGE WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. [Email completed form to your city’s underwriter, to **pstech@lmc.org**, or fax to 651.281.1298.](#)

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member’s governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member’s liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name: City of Columbia Heights

Check one:

The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).

The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member’s governing body meeting: May 13, 2024

Signature: _____

Position: _____



CITY COUNCIL MEETING

AGENDA	CONSENT AGENDA
MEETING DATE	05/13/2024

ITEM:	License Agenda		
DEPARTMENT:	Community Development	BY/DATE:	Sarah LaVoie, 05/08/2024
CORE CITY STRATEGIES:			
<input checked="" type="checkbox"/> Healthy and Safe Community		<input type="checkbox"/> Thriving and Vibrant Destination Community	
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly		<input type="checkbox"/> Strong Infrastructure and Public Services	
<input type="checkbox"/> Trusted and Engaged Leadership		<input type="checkbox"/> Sustainable	

BACKGROUND

Attached is the business license agenda for the May 13th, 2024, City Council meeting. This agenda consists of applications for 2024: contractor licenses.

At the top of the license agenda there is a phrase stating "*Signed Waiver Form accompanied application", noting that the data privacy form has been submitted as required. If not submitted, certain information cannot be released to the public.

RECOMMENDED MOTION(S):
MOTION: Move to approve the items as listed on the business license agenda for May 13th th 2024, as presented.

ATTACHMENT(S):

- 1. License Agenda 05-13-2024**

TO CITY COUNCIL May 13th, 2024

*Signed Waiver Form accompanied application

<u>CONTRACTOR LICENSES – 2024</u>		
*DAS Heating and Cooling Inc	8060 153 rd Ln NW Ramsey, MN 55303	\$80
*Schulte Heating and Air conditioning	9495 187 th Ave ne Nowthen, MN 55330	\$80
*All Weather Heating and Cooling	10216 5 th Ave s Bloomington, MN 55420	\$80



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	MAY 13, 2024

ITEM:	Rental Occupancy Licenses for Approval.	
DEPARTMENT: Fire Department	BY/DATE: Assistant Fire Chief Dan O’Brien / May 13, 2024	
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an “X” in front of the selected text below)</i>		
<input checked="" type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input checked="" type="checkbox"/> Strong Infrastructure and Public Services	
<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable	

BACKGROUND

Consideration of approval of the attached list of rental housing license applications.

SUMMARY OF CURRENT STATUS

License Applicants have met the rental occupancy license requirements of city code.

STAFF RECOMMENDATION

Approval of attached list of rental housing applications.

RECOMMENDED MOTION(S):
MOTION: Move to approve the items listed for rental housing license applications for May 13, 2024, in that they have met the requirements of the Property Maintenance Code.

ATTACHMENT(S):

Rental Occupancy Licenses for Approval 5-13-24.



City Council Rental Occupancy Licenses for Approval.

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Ahmed, Adam 6546 Willow Lane N Brooklyn Center, MN 55430	4059 Jefferson St NE	24-0007330 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Ahmed, Mohamed 439 Main St Lino Lakes, MN 55014	4056 5th St NE 4058 5th St NE	24-0007329 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Ali, Mir 2330 45th Ave NE Columbia Heights, MN 55421	4224 Jackson St NE	24-0007178 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Ali, Mir 2330 45th Ave NE Columbia Heights, MN 55421	4249 Main St NE	24-0007338 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Ali, Shahzad 4621 4th St NE Columbia Heights, MN 55421	1032 44th Ave NE	24-0007281 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Alzoubi, Samer 527 Park Place Vadnais Heights, MN 55127	3710 Van Buren St NE	24-0007311 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Aragon, Eleazor 1915 41st Ave NE Columbia Heights, MN 55421	4020 Cleveland St NE 4022 Cleveland St NE	24-0007327 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Baer, Scott 10406 Chowen Ave N Brooklyn Park, MN 55443	210 42nd Ave NE 208 42nd Ave NE	24-0007303 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Bahe, Jeffrey 11710 Normandale Blvd Bloomington, MN 55437	3701 Van Buren St NE	24-0007309 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Boujnikh, Lahoucine 977 118th Avenue NE Blaine, MN 55434	1020 44th Ave NE	24-0007280 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Boujnikh, Lahoucine 977 118th Avenue NE Blaine, MN 55434	1400 Parkview Ln NE	24-0007298 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Bourcy, Myrna 6558 Clover Place NE Fridley, MN 55432	1132 40th Ave NE 1134 40th Ave NE	24-0007289 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Brang, Sara Easton Homes LLC 7900 Aster Dr Brooklyn Park, MN 55428	1116 45th Ave NE 1118 45th Ave NE	24-0007287 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Brovold, Kenneth 2312 154th Ln NE Ham Lake, MN 55304	4943 Jackson St NE 4945 Jackson St NE	24-0007381 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Buecksler, Caleb 517 Heinel Dr Roseville, MN 55113	4452 Tyler Pl NE 4450 Tyler Pl NE	24-0007349 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Buffington, Brian FYR SFR TRS, LLC 7500 N Dobson Rd#300 Scottsdale, AZ 85256	4407 Madison St NE	24-0007194 Rental License [1 - 3 Units] Number of licensed units: 1 \$450.00
Colvin, Eric 1323 Leonard Ave. Pasadena, CA 91107	3879 Polk St NE 3881 Polk St NE	24-0007319 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Cornelius, Christopher JACS Investments LLC 6820 Rolling Hills Rd Corcoran, MN 55340	4975 Tyler St NE 4977 Tyler St NE	24-0007383 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Cullen, William Heights Apartments, LLC 14712 High Tower Minnetonka, MN 55345	4347 University Ave NE	24-0007192 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Cuzco, Wilian 920 96th Lane NE Blaine, MN 55434	4032 Van Buren St NE	24-0007167 Rental License [Over 3 Units] Number of licensed units: 6 \$382.00
Davies, Matthew 12301 Central Ave NE#101 Blaine, MN 55434	1220 Circle Terrace Blvd NE 1218 Circle Terrace Blvd NE	24-0007119 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Decarli, Savina 2041 Wind Ranch Way#C Reno, NV 89521	1010 Gould Ave NE 1008 Gould Ave NE	24-0007107 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Demetriou, Martha 11159 Holland Circle Eden Prairie, MN 55347	1400 47th Ave NE 1410 47th Ave NE	24-0007126 Rental License [Over 3 Units] Number of licensed units: 20 \$690.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Dziedzic, Stephen 2346 Stinson Blvd NE Minneapolis, MN 55418	1260 Circle Terrace Blvd NE 1262 Circle Terrace Blvd NE	24-0007293 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Dziedzic, Stephen Norhugh LLC 2346 Stinson Blvd NE Minneapolis, MN 55418	1407 Circle Terrace Blvd NE 1409 Circle Terrace Blvd NE	24-0007299 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Edlich, Richard Cel Monton LLC 1845 Stinson Pkwy NE#212 Minneapolis, MN 55418	3708 2 1/2 St NE	24-0007310 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Ferrin, Michael 1345 Circle Terrace Blvd. NE Columbia Heights, MN 55421	1343 Circle Terrace Blvd NE	24-0007296 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Ferris, Bradley 9445 Jennifer Ct Chisago City, MN 55013	411 40th Ave NE #Up	24-0007172 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Fufa, Teferi 3562 115th Lane NW Coon Rapids, MN 55433	1337 Circle Terrace Blvd NE 1339 Circle Terrace Blvd NE	24-0007125 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Gallogly, David Hawkeye Real Estate Investments, LLC 900 Broadway Ave Saint Paul Park, MN 55071	4732 Upland Crst NE	24-0007375 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Gonzalez, Danny 4515 Taylor St NE Columbia Heights, MN 55421	4513 Taylor St NE 4515 Taylor St NE	24-0007402 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Gonzalez-Santana, Danny 4515 Taylor St NE Columbia Heights, MN 55421	4507 Taylor St NE 4509 Taylor St NE	24-0007404 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Gorelick, Todd Bridge SFR IV Borrower 3 LLC 6836 Carnegie Blvd#230 Charlotte, NC 28211	1201 43 1/2 Ave NE	24-0007290 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Gorelick, Todd Bridge SFR IV Seed Borrower LLC 6836 Carnegie Blvd#300 Charlotte, NC 28211	4129 6th St NE	24-0007173 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Gorelick, Todd Bridge SFR IV Seed Borrower LLC 6836 Carnegie Blvd#300 Charlotte, NC 28211	4322 2nd St NE	24-0007186 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Guaman Guaman, Manuel 5254 4th St NE Columbia Heights, MN 55421	3965 Polk St NE 3963 Polk St NE	24-0007325 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Hardy, Adam 4800 C Heights LLC 10508 Major Ave N Brooklyn Park, MN 55443	1121 Gould Ave NE	24-0007288 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Hardy, Adam BAG Homes LLC 10508 Major Ave N Brooklyn Park, MN 55443	4356 Quincy St NE	24-0007342 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Herman, Ross Good Domus Sub VIII, LLC 3570 Lexington Ave N#202 Shoreview, MN 55126	4516 Monroe St NE	24-0007350 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Horton, Caroline Parkview Limited Partnership (c/o Aeon Management LLC) 901 N 3rd St#150 Minneapolis, MN 55401	965 40th Ave NE	24-0007247 Rental License [Over 3 Units] Number of licensed units: 146 \$3,462.00
Humphries, Debra For Gods Glory, LLC 1161 Wayzata Blvd E#302 Wayzata, MN 55391	4255 Main St NE	24-0007339 Rental License [Over 3 Units] Number of licensed units: 6 \$382.00
Imholte, Robert Imholte, LLC 10808 Zieglers Dr N Brooklyn Park, MN 55443	4940 Washington St NE	24-0007380 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Jappah, Felicia 8224 June Ave N Brooklyn Park, MN 55443	5156 4th St NE	24-0007230 Family Exempt Rental License Number of licensed units: 1 \$75.00
Johanek, Mark 5000 4th St NE Columbia Heights, MN 55421	5002 4th St NE 5000 4th St NE	24-0007385 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Johnson, Andrew 4023 6th St NE#Lower Columbia Heights, MN 55421	4023 6th St NE Up/Down	24-0007166 Rental License [1 - 3 Units] Number of licensed units: 2 \$450.00
Johnson, Lowell 175 Main St S Pine City, MN 55063	4024 Madison St NE	24-0007444 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Kathuria, Harpreet 28205 Nield Court Santa Clarita, CA 91350	1349 Circle Terrace Blvd NE 1351 Circle Terrace NE	24-0007297 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Khalil, Emann 1202 Hathaway Ln NE Fridley, MN 55432	4319 3rd St NE 4317 3rd St NE	24-0007340 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Khan, Mujtaba TSK Properties LLC 2641 Ashley Terrace New Brighton, MN 55112	1045 Peters Pl NE	24-0007283 Rental License [Over 3 Units] Number of licensed units: 6 \$382.00
Klick, Wade 3736 3rd St NE, LLC 17003 Weaver Lake Dr Maple Grove, MN 55311	3736 3rd St NE Down	24-0007314 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Koya, Vijay Anoka Properties LLC 12783 Petersburg Street NE Blaine, MN 55449	4606 Fillmore St NE 4608 Fillmore NE St	24-0007358 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
<i>*New License</i>		
Lastor Equila, Timoteo 4921 Jackson St NE Columbia Heights, MN 55421	4347 University Ave NE	24-0007525 Rental License Transfer Fee Number of licensed units: 11 \$50.00
LaVanier, Jamie 7186 Brian Drive Centerville, MN 55038	4545 Madison St NE	24-0007355 Rental License [Over 3 Units] Number of licensed units: 4 \$338.00
Luk, Kenny Central Heights Apartments, LLC 2550 Mounds View Blvd. Mounds View, MN 55112	940 39th Ave NE	24-0007405 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Mashad, Majid United Investment Group LLC 5204 W 61st St Edina, MN 55436	5122 5th St NE	24-0007393 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Moen, Jody 3437 Hayes St NE Minneapolis, MN 55418	3911 Tyler St NE	24-0007320 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Mohamed, Hamza 6434 Riverview Terrace NE Fridley, MN 55432	5019 Jackson St NE 5021 Jackson St NE	24-0007387 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Mora, Luis 3825 Hayward Ct S Monticello, MN 55362	5054 Monroe St NE	24-0007390 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Morlock, Bobbie 11226 Creekside Trail Maple Grove, MN 55311	681 47th Ave NE	24-0007394 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Parikh, Chinmai 7266 Yellowstone Ct N Maple Grove, MN 55311	332 Orendorff Way NE	24-0007306 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Perez, Carmen 437 Rice Creek Blvd NE Fridley, MN 55432	4557 Madison St NE	24-0007356 Rental License [Over 3 Units] Number of licensed units: 4 \$300.00
Pettinelli, Matthew CapGrow Holdings JV Sub I, LLC 320 W Ohio St#650 Chicago, IL 60654	5051 Jackson St NE 5049 Jackson St NE	24-0007389 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Ramnarine, Jai 4532 Tyler St NE Columbia Heights, MN 55421	4552 7th St NE 4550 7th St NE	24-0007206 Family Exempt Rental License Number of licensed units: 2 \$75.00
Roberts, Larry 1578 Osborne Road NE Fridley, MN 55432	4416 Jackson St NE	24-0007347 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Salem, Fadia 1036 34th Ave NE Minneapolis, MN 55418	3701 Reservoir Blvd NE 3705 Reservoir Blvd NE	24-0007308 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Schansberg, Derek A Better Direction 3804 2nd St NE Columbia Heights, MN 55421	4357 Main St NE	24-0007343 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Schloesser, Ronald 3234 Innsbruck Drive N New Brighton, MN 55112	4215 2nd St NE 4217 2nd St NE	24-0007335 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Sekizovic, Muamer 12849 Leyte St NE Blaine, MN 55449	4357 Tyler Pl NE	24-0007344 Rental License [Over 3 Units] Number of licensed units: 4 \$338.00
Solls, Mark IH3 Property Minnesota LP 1717 Main St#2000 Dallas, TX 75201	4710 Heights Dr NE	24-0007374 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Sultana, Zehra Clifton Properties, LLC 8445 Center Dr Spring Lake Park, MN 55432	204 42nd Ave NE 206 42nd Ave NE	24-0007302 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Sultana, Zehra Fairfield Investments, Inc 8445 Center Dr Spring Lake Park, MN 55432	3858 Tyler St NE	24-0007318 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Tohey, Joseph Millennium Carpet Inc 544 Summit Street NE Columbia Heights, MN 55421	1232 Circle Terrace Blvd NE 1230 Circle Terrace Blvd NE	24-0007292 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Tohey, Joseph Millennium Carpet Inc 544 Summit Street NE Columbia Heights, MN 55421	1263 Circle Terrace Blvd NE 1261 Circle Terrace Blvd NE	24-0007294 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Vasquez, Gonzala 2201 45th Ave NE Columbia Heights, MN 55421	1403 42 1/2 Ave NE 1401 42 1/2 Ave NE	24-0007127 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Warner, Colette 2809 St Anthony Blvd Saint Anthony, MN 55418	1011 41st Ave NE #313	24-0007278 Family Exempt Rental License Number of licensed units: 1 \$75.00
Wegman, Debbie 1911 40th Ave NE Columbia Heights, MN 55421	3961 Reservoir Blvd NE 3959 Reservoir Blvd NE	24-0007324 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Worthington, Jonathan 4100 46th Ave N Robbinsdale, MN 55422	4618 Jefferson St NE	24-0007362 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Xavier Filho, Rene Lox Properties, LLC 331 Seven Isles Dr Fort Lauderdale, FL 33301	1070 Grandview Ct NE #104	24-0007284 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Xavier Filho, Rene Lox Properties, LLC 331 Seven Isles Dr. Fort Lauderdale, FL 33301	1070 Grandview Ct NE #111	24-0007285 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Xavier Filho, Rene Lox Properties, LLC 331 Seven Isles Dr Fort Lauderdale, FL 33301	1070 Grandview Ct NE #114	24-0007286 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Zhou, Chen Costco Property 3 LLC 5660 Comstock Lane Plymouth, MN 55446	4351 6th St NE	24-0007341 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	MAY 13, 2024

ITEM:	Review of Bills.							
DEPARTMENT:	Finance Department	BY/DATE: May 13, 2024						
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td><input type="checkbox"/> Healthy and Safe Community</td> <td><input type="checkbox"/> Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td> <td><input type="checkbox"/> Strong Infrastructure and Public Services</td> </tr> <tr> <td><input checked="" type="checkbox"/> Trusted and Engaged Leadership</td> <td><input type="checkbox"/> Sustainable</td> </tr> </table>			<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services	<input checked="" type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community							
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services							
<input checked="" type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable							

BACKGROUND

The Finance Department prepares a list of all payments made for approval of the Council.

STAFF RECOMMENDATION

Approve payments since previous City Council Meeting.

RECOMMENDED MOTION(S):
MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$2,324,614.98.

ATTACHMENT(S):

List of Claims

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
 CHECK DATE FROM 04/19/2024 - 05/09/2024

Item 14.

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
04/22/2024	MAIN	1242 (E)	040924	MINNESOTA UI FUND	Q1 MN UNEMPLOYMENT CHARGE	609.9791.41400	2,119.81
04/22/2024	MAIN	1243 (E)	00682Q	WELLS FARGO CREDIT CARD	TBLVCVRS,PRIZES-BAKE OFF/BNY EVNT,B	101.0000.20815	(0.57)
		1243 (E)	113-9859742-252101		CANON PLOTTER INK SET	101.1110.42000	385.00
		1243 (E)	01165Q		CTY CNCL-MEAL BOARD AND COMM INTERV	101.1110.42175	28.71
		1243 (E)	02559		ANGRY NEIGHBORS? REGIST-AMS	101.1110.43105	58.00
		1243 (E)	TCXRX3D42		SNOWBLAST EVENT AD	101.1110.43430	6.00
		1243 (E)	117152		MAPS OF COLUMBIA HEIGHTS	101.1320.42030	48.00
		1243 (E)	10288		NAME BADGES-ION AND K. HANSEN	101.1320.42171	30.42
		1243 (E)	07-808		DONUTS FOR STAFF	101.1320.42175	113.16
		1243 (E)	10288		NAME BADGES-ION AND K. HANSEN	101.1410.42171	30.42
		1243 (E)	113-4428693-87922C		SECURITY TIES, ZIP TIES	101.1410.42171	15.69
		1243 (E)	022824 TGT		ELECTION JUDGE SNACKS-PRESIDENTIAL	101.1410.42175	158.64
		1243 (E)	040692		REFUND SALES TAX	101.1410.42175	(3.68)
		1243 (E)	111-0867933-780743		GORILLA SUPPLY THERMAL PAPER-UB	101.1510.42000	20.88
		1243 (E)	113-8603874-426022		SCRAPBOOK STORAGE BOX	101.1510.42000	17.98
		1243 (E)	113-8603874-426022		RETURN SCRAPBOOK STORAGE BOX	101.1510.42000	(8.99)
		1243 (E)	111-3928958-004181		UB RECEIPT PRINTER AND PHONE HEADSE	101.1510.42011	448.58
		1243 (E)	111-9985937-155942		STAR MICRONICS LAN THERMAL PRINTER-	101.1510.42011	259.30
		1243 (E)	113-7462832-48138C		LAPTOP COOLING PAD, MAGNIFYING GLAS	101.1510.42171	53.94
		1243 (E)	361633		ANNUAL DUES - KLOIBER	101.1510.44330	365.00
		1243 (E)	17086		MN GFOA DUES - 12MO RENEWAL TO 3/1/	101.1510.44330	70.00
		1243 (E)	2412001		DUES RENEWAL-KLOIBER	101.1510.44330	225.00
		1243 (E)	113-8603874-426022		TEA	101.1940.42175	22.99
		1243 (E)	111-7559257-812745		2 BX INTEROFFICE ENVELOPES	101.2100.42000	53.38
		1243 (E)	112-1808535-873225		2-PK STORAGE BINS	101.2100.42000	27.58
		1243 (E)	112-0424694-089862		FLASH DRIVES,FORKS FOR KITCHEN	101.2100.42000	54.96
		1243 (E)	112-4324835-616744		GUN VISE FOR GUN CLEANING, GUNSMITH	101.2100.42010	149.99
		1243 (E)	111-1052079-327304		ELECTRIC SHOE POLISHER, BLACK ELAST	101.2100.42010	154.99
		1243 (E)	44		FOOD-CHHS BBALL TEAM MENTORSHIP PRG	101.2100.42170	289.75
		1243 (E)	7		PIZZA-CHHS BBALL MENTORING PROGRAM	101.2100.42170	162.50
		1243 (E)	4127		CHHS BBALL GAME-MENTORING PRGM	101.2100.42170	43.56
		1243 (E)	4324		CHHS BBALL GAME-MENTORING PROGRAM	101.2100.42170	79.61
		1243 (E)	111-7560220-276182		CORN HOLE BAGS-COMMUNITY EVENTS	101.2100.42170	83.96
		1243 (E)	3591		CHHS BBALL GAME-MENTORING PROGRAM	101.2100.42170	14.73
		1243 (E)	3681		CHHS BBALL GAME-MENTORING PROGRAM	101.2100.42170	29.15
		1243 (E)	02702Q		CITY HALL MAP FRAME,NAMETAGS-PD MTG	101.2100.42171	5.18
		1243 (E)	111-1052079-327304		ELECTRIC SHOE POLISHER, BLACK ELAST	101.2100.42172	5.49
		1243 (E)	14727306		6 UNIFORM BLOUSES-JENN,MISSY,BECKY	101.2100.42172	245.96
		1243 (E)	14734506		2 UNIFORM SHIRTS-NICK F	101.2100.42172	86.37
		1243 (E)	0000065		COOKIES-COFFEE W/A COP @ THE LEGEND	101.2100.42175	43.50
		1243 (E)	030724		DONUTS-SOCIAL WORKER INTERVIEWS	101.2100.42175	46.00
		1243 (E)	02965Q		TREATS-MAYOR'S MTG W/COMM-CHIEF PRO	101.2100.42175	46.00

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		1243 (E)	02781Q		LEMONADE-MAYOR'S COMM PRTNR MTG-CHI	101.2100.42175	11.89
		1243 (E)	679373		CHIPS,SALSA,GUAC-COMM PARTNER MTG C	101.2100.42175	129.41
		1243 (E)	022924 EL TEQ		SNACKS-COMM MTG RE CHIEF PROCESS PE	101.2100.42175	117.73
		1243 (E)	679373REFUND		ORDER CANCELED	101.2100.42175	(129.41)
		1243 (E)	2632		2 CHECK-INS AND 1 THERAPY SESSION	101.2100.43050	420.00
		1243 (E)	15594		2024 ETI CONF-CAPT MARKHAM	101.2100.43105	550.00
		1243 (E)	030624		HOMICIDE INV TRNG-M.FARAH, MONBERG,	101.2100.43105	600.00
		1243 (E)	030824		HOMICIDE INV & CRIME SCENE MGMT TRN	101.2100.43105	400.00
		1243 (E)	33325		DMT-G COURSE-OFCDR BOSKOVIC	101.2100.43105	375.00
		1243 (E)	391603		TACTICAL DRONE OPERATION COURSE-DOU	101.2100.43105	795.00
		1243 (E)	G2OMY2		FLIGHT TO ATLANTA FOR TRNG-OFCDR VAU	101.2100.43320	366.20
		1243 (E)	20240306-000723		TIME IQ SUBSC 0306-040624	101.2100.44030	80.00
		1243 (E)	0215364		2024 MEMBERSHIP DUES-CAPT JOHNSTON	101.2100.44330	190.00
		1243 (E)	03247346		VEHICLE LICENSING AND REGISTRATION	101.2100.44390	16.25
		1243 (E)	MLSPO2000139928		7 POST LICENSE RENEWALS	101.2100.44390	630.00
		1243 (E)	112-7023247-783142		INVISIBLE TAPE	101.2200.42000	12.09
		1243 (E)	112-1820663-33562C		BINDER CLIPS,GLUE STICKS,LEGAL NOTE	101.2200.42000	36.59
		1243 (E)	112-4874540-756582		NOTE PADS,PACKING TAPE	101.2200.42000	30.67
		1243 (E)	BBY01-806924776371		4-SAMSUNG 50" TV (G2 STATION ALERTI	101.2200.42010	1,399.96
		1243 (E)	112-3310716-165062		MOURNING BANDS	101.2200.42171	23.64
		1243 (E)	112-8169832-930824		VACUUM CLEANER BAGS	101.2200.42171	20.28
		1243 (E)	112-9039285-006741		GLUCOSE TEST STRIPS	101.2200.42171	23.55
		1243 (E)	MQLNXL9875		GOODNOTES APP-INSPECTORS	101.2200.44030	24.54
		1243 (E)	MKB6ZDH6ST		SOLOCATOR - GPS FIELD CAMERA VPP VE	101.2200.44030	5.99
		1243 (E)	2025312-799		2024 ANNUAL DUES	101.2200.44330	200.00
		1243 (E)	112-7486376-691866		WINDOW ENVELOPES	101.2300.42000	76.05
		1243 (E)	112-3457595-100181		PRINTER PAPER	101.2300.42000	89.98
		1243 (E)	112-0848460-501385		FIRE OFFICER: PRINCIPLES AND PRACTI	101.2300.42000	97.50
		1243 (E)	112-0184170-633867		BLUE PAINTERS TAPE	101.2300.42171	75.98
		1243 (E)	113-9859742-252101		CANON PLOTTER INK SET	101.3100.42000	385.00
		1243 (E)	117152		MAPS OF COLUMBIA HEIGHTS	101.3100.42030	96.00
		1243 (E)	401965		SAFETY & LOSS CONTROL WS - BEN LUND	101.3100.43105	20.00
		1243 (E)	94676589		ARCGIS ONLINE CREDITS	101.3100.44030	120.00
		1243 (E)	2681742420		ADOBE ACROBAT PRO	101.3100.44030	239.88
		1243 (E)	1220795		NSPE MEMBERSHIP 2024 - KEVIN HANSON	101.3100.44330	299.00
		1243 (E)	113-3649956-024586		FUEL STICKERS	101.3121.42000	82.50
		1243 (E)	113-7851576-645306		FLASH DRIVES	101.3121.42000	39.98
		1243 (E)	SO-4354648		TONER,INK,HGHLGTRS,GLUE,MRKRS,PENS,	101.3121.42000	93.58
		1243 (E)	111-6420535-45330C		OTTERBOX IPHONE 14 CASE	101.3121.42011	36.80
		1243 (E)	113-3072527-996824		GAS ONLY STICKERS	101.3121.42070	27.50
		1243 (E)	114-6870225-009546		BATTERY CHARGER	101.3121.42171	
		1243 (E)	400578		SAFETY & LOSS CONTROL WS - BUSHAW	101.3121.43105	

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		1243 (E)	400579		SAFETY & LOSS CONTROL WS- CULLEN	101.3121.43105	20.00
		1243 (E)	87A891F4-0007		CHATGPT SUBSCRIPTION 0307-040724	101.3121.44030	20.00
		1243 (E)	112-8985759-778342		FONDANT,ROLLING PINS,DECORATING KIT	101.5000.42000	12.99
		1243 (E)	114-3285871-997946		RETURN-FONDUE FORKS	101.5001.44200	(6.99)
		1243 (E)	112-9427683-562502		HOT GLUE GUN STICKS,HAND MIXERS	101.5004.42170	38.97
		1243 (E)	112-8985759-778342		FONDANT,ROLLING PINS,DECORATING KIT	101.5004.42170	45.38
		1243 (E)	114-6330709-462902		CAKE POP STICKS,MOLDS-SUMMER PROGRA	101.5004.42170	21.98
		1243 (E)	112-3011821-752340		SUPPLIES-BAKE OFF AND BUNNY EVENT	101.5004.42170	12.99
		1243 (E)	00618Q		SUPPLIES-BAKE OFF,BKLGHT,FOOD STRG,	101.5004.42170	38.46
		1243 (E)	00682Q		TBLVCVRS,PRIZES-BAKE OFF/BNY EVNT,B	101.5004.42170	41.25
		1243 (E)	112-8985759-778342		FONDANT,ROLLING PINS,DECORATING KIT	101.5004.42175	31.99
		1243 (E)	112-3011821-752340		SUPPLIES-BAKE OFF AND BUNNY EVENT	101.5004.42175	55.47
		1243 (E)	00618Q		SUPPLIES-BAKE OFF,BKLGHT,FOOD STRG,	101.5004.42175	41.07
		1243 (E)	00648Q		BAKE OFF-FOOD SUPPLIES	101.5004.42175	140.02
		1243 (E)	00682Q		TBLVCVRS,PRIZES-BAKE OFF/BNY EVNT,B	101.5004.42175	9.07
		1243 (E)	00822Q		SUPPLIES-INHOUSE PROGRAMS	101.5040.42170	5.78
		1243 (E)	00671Q		NAPKINS-SENIOR PROGRAMS	101.5040.42170	4.58
		1243 (E)	112-9427683-562502		HOT GLUE GUN STICKS,HAND MIXERS	101.5040.42171	14.64
		1243 (E)	00813Q		IN HOUSE PROGRAM FOOD SUPPLIES	101.5040.42175	10.98
		1243 (E)	01233Q		COFFEE-INHOUSE ACTIVITIES	101.5040.42175	6.99
		1243 (E)	02359Q		FOOD SUPPLIES-IN HOUSE PROGRAMS	101.5040.42175	21.94
		1243 (E)	00802Q		CRAFT SUPPLIES-INHOUSE ACTIVITIES	101.5040.44200	32.53
		1243 (E)	240227-17-6		LUNCH OUTING-ACTIVE AGERS GROUP	101.5040.44200	23.41
		1243 (E)	001028		TICKET-ON THE ROAD AGAIN ACTIVE AGE	101.5040.44200	27.00
		1243 (E)	001022		TICKETS-ON THE ROAD AGAIN 030724	101.5040.44200	270.00
		1243 (E)	004641		LUNCH OUTING-ACTIVE AGERS GROUP	101.5040.44200	20.00
		1243 (E)	1SMM		LUNCH OUTING-ACTIVE AGERS GROUP	101.5040.44200	20.98
		1243 (E)	1846-4449		SAFETY FAIR-ACTIVE AGERS	101.5040.44200	48.00
		1243 (E)	80077		DINNER OUTING-ACTIVE AGERS GROUP	101.5040.44200	19.42
		1243 (E)	1573		LUNCH OUTING-ACTIVE AGERS GROUP	101.5040.44200	16.24
		1243 (E)	1172021		TICKET DEPOSIT-WHITE CHRISTMAS 1227	101.5040.44200	80.00
		1243 (E)	1172025		DEPOSIT-EAGLES TRIBUTE TICKETS 0918	101.5040.44200	50.00
		1243 (E)	535910		LUNCH OUTING-ACTIVE AGERS GROUP	101.5040.44200	19.22
		1243 (E)	000009		LUNCH OUTING-ACTIVE AGERS GROUP	101.5040.44200	17.25
		1243 (E)	823HDTU144098859		ACTIVE AGERS TICKETS-PAISLEY PARK	101.5040.44200	753.54
		1243 (E)	0324-2833		BOEING BOEING PLAY TICKETS-ACTIVE A	101.5040.44200	66.00
		1243 (E)	0224-2686		BOEING BOEING PLAY-ACTIVE AGERS	101.5040.44200	176.40
		1243 (E)	SO-4354648		TONER,INK,HGHLGTRS,GLUE,MRKRS,PENS,	101.5200.42000	93.58
		1243 (E)	400749		SAFETAY & LOSS CONTROL WRKSH-PJN &	101.5200.43105	40.00
		1243 (E)	400751		SAFETY & LOSS CONTROL WS- LUND	101.5200.43105	20.00
		1243 (E)	400750		SAFETY & LOSS CONTROL WS- SANDQUIST	101.5200.43105	
		1243 (E)	1CDFG24		LIQUOR STORES & PARKS CRADLEPOINT S	101.5200.44030	

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		1243 (E)	MKB6ZDH6ST		SOLOCATOR - GPS FIELD CAMERA VPP VE	101.6102.44030	5.99
		1243 (E)	2696017222		ADOBE PRO SUBSCRIPTION	101.6102.44030	259.37
		1243 (E)	177243585		TITLE, REG, TAX #0195 & #8141	101.6102.44390	23.00
		1243 (E)	102743703		LUNCH-BUILDING INSPECTOR INTERVIEWS	201.2400.42175	47.40
		1243 (E)	101731317		INTERNATIONAL CODE COUNCIL CODE BOO	201.2400.43105	603.75
		1243 (E)	03247346		VEHICLE LINCENSING AND REGISTRATION	201.2400.44390	49.25
		1243 (E)	177243585		TITLE, REG, TAX #0195 & #8141	201.2400.44390	46.72
		1243 (E)	113-6379220-198346		MAILBOX NUMBERS	204.6314.42171	34.70
		1243 (E)	MC18991829		MAILCHIMP SUBSC	225.9844.44030	26.50
		1243 (E)	11-11238-70618		THERMOSTAT	240.5500.42010	88.95
		1243 (E)	14-11236-73204		ELECTRONIC MODULE FOR BATHROOM	240.5500.42012	270.00
		1243 (E)	114-3599242-360745		POSTER FRAMES FOR CITY HALL	411.9999.42171.1911	57.78
		1243 (E)	114-5697016-52346C		POSTER FRAMES FOR CITY HALL	411.9999.42171.1911	28.89
		1243 (E)	02702Q		CITY HALL MAP FRAME,NAMETAGS-PD MTG	411.9999.42171.1911	23.00
		1243 (E)	40583991038506425		FRAMES FOR MAPS AT CITY HALL	411.9999.42171.1911	65.54
		1243 (E)	114-5697016-52346C		REFUND-BROKEN FRAMES	411.9999.42171.1911	(28.89)
		1243 (E)	SO-4354648		TONER, INK, HGHLGTRS, GLUE, MRKRS, PENS,	601.9600.42000	93.58
		1243 (E)	111-0931693-062984		WATER SAMPLE VIALS	601.9600.42171	10.49
		1243 (E)	SO-4354648		TONER, INK, HGHLGTRS, GLUE, MRKRS, PENS,	602.9600.42000	93.58
		1243 (E)	111-9142237-003945		WEBCAM-HR DIRECTOR	602.9690.42011	70.31
		1243 (E)	01577Q		BANDAIDS AND BASKETS	609.9791.42171	30.94
		1243 (E)	1CDFGZ4		LIQUOR STORES & PARKS CRADLEPOINT S	609.9791.44030	275.72
		1243 (E)	1CDFGZ4		LIQUOR STORES & PARKS CRADLEPOINT S	609.9792.44030	275.72
		1243 (E)	1CDFGZ4		LIQUOR STORES & PARKS CRADLEPOINT S	609.9793.44030	275.72
		1243 (E)	21877835		INVENTORY AND EQUIPMENT WORK ORDER	701.0000.14120	155.00
		1243 (E)	SO-4354648		TONER, INK, HGHLGTRS, GLUE, MRKRS, PENS,	701.9950.42000	93.58
		1243 (E)	5404-540401-27318		MALE COUPLER, POCKET FLASHLIGHT	701.9950.42171	42.99
		1243 (E)	113-1558183-784904		SWIFFER REFILLS	701.9950.42171	10.63
		1243 (E)	113-6588779-36746C		MAGNET PLATES	701.9950.42171	9.98
		1243 (E)	HSETR2000028907		EPCRA TIER II ANNUAL FEES	701.9950.44390	25.54
		1243 (E)	03247346		CC SERVICE FEE	701.9950.44390	1.41
		1243 (E)	175164333		BASKET CART FOR E-WASTE	720.9980.42010	360.00
		1243 (E)	111-4647037-25314C		VELCRO CABLE TIES	720.9980.42171	13.19
		1243 (E)	175164333		BASKET CART FOR E-WASTE	720.9980.43220	80.02
		1243 (E)	927648063		NIUBI PARTITION EDITOR,LIFETIME UPG	720.9980.44030	189.43
		1243 (E)	930530033		ADVANCED HOST MONITOR SUBSCRIPTION	720.9980.44030	594.69
		1243 (E)	930530043		HOST MONITOR REMOTE CONSOLE, 4 LICE	720.9980.44030	211.93
		1243 (E)	3OR8BQ2Y		1X YEARLY DEVICE LICENSE PRO-RATED	720.9980.44030	24.49
		1243 (E)	927648063REFUND		SALES TAX REFUND-NIUBI PARTITION M	720.9980.44030	(14.23)
		1243 (E)	930530033CREDIT		SALES TAX REFUND-ADVANCED HOST MONI	720.9980.44030	(44.69)
		1243 (E)	930530043CREDIT		SALES TAX REFUND-HOST MONITOR REMOT	720.9980.44030	
		1243 (E)	7549089		SOCKS AND BELTS-GIRLS SOFTBALL	881.5000.42171	

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		1243 (E)	114-6348668-419226		MAGNETS, INK PADS, GLASS TILES	883.5500.42170	69.89
		1243 (E)	114-3706333-140745		BOBA BUBBLES,TASSELS,CHARMS,SHRINK	883.5500.42170	132.85
							19,612.86
04/25/2024	MAIN	1214 (A)	3672315	ARTISAN BEER COMPANY	040924 INV	609.0000.14500	1,186.10
		1214 (A)	3672316		040924 INV	609.0000.14500	720.00
		1214 (A)	3673950		041524 INV	609.0000.14500	2,548.75
							4,454.85
04/25/2024	MAIN	1215 (A)	0108216600	BELLBOY BAR SUPPLY	041024 INV	609.0000.14500	111.03
		1215 (A)	0108216100		041024 INV	609.0000.14500	129.54
		1215 (A)	0108216100		041024 INV	609.9791.42171	269.45
		1215 (A)	0108216600		041024 INV	609.9793.42171	462.55
							972.57
04/25/2024	MAIN	1216 (A)	0203207800	BELLBOY CORPORATION	041024 INV	609.0000.14500	1,450.30
		1216 (A)	0203206200		041024 INV	609.0000.14500	7,674.50
		1216 (A)	0203206200		041024 INV	609.9791.42199	82.00
		1216 (A)	0203207800		041024 INV	609.9793.42199	14.00
							9,220.80
04/25/2024	MAIN	1217 (A)	115280183	BREAKTHRU BEVERAGE MN BEER	1041224 INV 700297782	609.0000.14500	161.85
		1217 (A)	115280184		041224 INV 700297782	609.0000.14500	5,433.40
		1217 (A)	115190932		040924 INV 700297717	609.0000.14500	128.50
		1217 (A)	114795482		031324 INV 700297736	609.0000.14500	11,077.75
		1217 (A)	115221254		041024 INV 700297736	609.0000.14500	273.60
		1217 (A)	115330232		041724 INV 700297736	609.0000.14500	233.90
		1217 (A)	115113363		040324 INV 700297736	609.0000.14500	14,133.06
		1217 (A)	412111188		040124 INV 700297717	609.0000.14500	(13.20)
		1217 (A)	412111189		040124 INV 700297717	609.0000.14500	(2.20)
		1217 (A)	412136254		040824 INV 700297717	609.0000.14500	(1.40)
		1217 (A)	412066837		031924 INV 700297736	609.0000.14500	(81.60)
		1217 (A)	412139828		040924 INV 700297736	609.0000.14500	(27.20)
		1217 (A)	412145756		041024 INV 700297782	609.0000.14500	(5.20)
		1217 (A)	412156159		041224 INV 700297736	609.0000.14500	(25.60)
		1217 (A)	412156158		041224 INV 700297736	609.0000.14500	(21.20)
							31,264.46
04/25/2024	MAIN	1218 (A)	115277655	BREAKTHRU BEVERAGE MN W&S LI	1041224 INV 700297717	609.0000.14500	800.00
		1218 (A)	115277657		041224 INV 700297717	609.0000.14500	621.00
		1218 (A)	115277661		041224 INV 700297717	609.0000.14500	100.00
		1218 (A)	115277659		041224 INV 700297717	609.0000.14500	100.00
		1218 (A)	115277660		041224 INV 700297717	609.0000.14500	100.00

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		1218 (A)	115277658		041224 INV 700297717	609.0000.14500	1,600.00
		1218 (A)	115033497		032824 INV 700297736	609.0000.14500	3,750.00
		1218 (A)	115277656		041224 INV 700297717	609.0000.14500	540.00
		1218 (A)	115275453		041224 INV 700297717	609.0000.14500	4,455.00
		1218 (A)	11527454		041224 INV 700297717	609.0000.14500	6,520.50
		1218 (A)	412138791		041024 INV 700297736	609.0000.14500	(43.93)
		1218 (A)	115277655		041224 INV 700297717	609.9791.42199	12.65
		1218 (A)	115277657		041224 INV 700297717	609.9791.42199	3.45
		1218 (A)	115277661		041224 INV 700297717	609.9791.42199	3.45
		1218 (A)	115277659		041224 INV 700297717	609.9791.42199	5.75
		1218 (A)	115277660		041224 INV 700297717	609.9791.42199	2.30
		1218 (A)	115277658		041224 INV 700297717	609.9791.42199	34.50
		1218 (A)	115277656		041224 INV 700297717	609.9791.42199	3.45
		1218 (A)	115275453		041224 INV 700297717	609.9791.42199	17.25
		1218 (A)	11527454		041224 INV 700297717	609.9791.42199	24.15
		1218 (A)	115033497		032824 INV 700297736	609.9792.42199	34.50
		1218 (A)	412138791		041024 INV 700297736	609.9792.42199	(1.15)
							19,081.17
04/25/2024	MAIN	1219 (A)	2969671	CAPITOL BEVERAGE SALES LP	041024 INV	609.0000.14500	5,537.25
		1219 (A)	2969748		041024 INV	609.0000.14500	2,164.05
		1219 (A)	2970374		041124 INV	609.0000.14500	2,050.25
		1219 (A)	2971008		041024 INV	609.0000.14500	1,378.20
		1219 (A)	2972722		041724 INV	609.0000.14500	1,392.25
		1219 (A)	28050180		041024 INV	609.0000.14500	(48.30)
		1219 (A)	2971009		041024 INV	609.0000.14500	(1,479.80)
		1219 (A)	2970373		041124 INV	609.0000.14500	(10.65)
							10,983.25
04/25/2024	MAIN	1220 (A)	SP-035-000236	HINTERLAND CSG, LLC	041624 SOLAR POWER	101.2100.43810	223.60
		1220 (A)	SP-035-000236		041624 SOLAR POWER	101.2200.43810	223.59
							447.19
04/25/2024	MAIN	1221 (A)	2519833	JOHNSON BROTHERS LIQUOR CO.	041224 INV	609.0000.14500	816.00
		1221 (A)	2518760		041124 INV	609.0000.14500	80.00
		1221 (A)	2518766		041124 INV	609.0000.14500	220.00
		1221 (A)	2518771		041124 INV	609.0000.14500	539.00
		1221 (A)	2518763		041124 INV	609.0000.14500	792.00
		1221 (A)	2518768		041124 INV	609.0000.14500	1,061.94
		1221 (A)	2518767		041124 INV	609.0000.14500	360.00
		1221 (A)	2518761		041124 INV	609.0000.14500	
		1221 (A)	2517679		041024 INV	609.0000.14500	
		1221 (A)	2510146		032824 INV	609.0000.14500	1,216.00

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		1221 (A)	2519833		041224 INV	609.9791.42199	12.60
		1221 (A)	2518760		041124 INV	609.9791.42199	1.40
		1221 (A)	2518766		041124 INV	609.9791.42199	2.80
		1221 (A)	2518771		041124 INV	609.9791.42199	5.60
		1221 (A)	2518763		041124 INV	609.9791.42199	5.60
		1221 (A)	2518768		041124 INV	609.9791.42199	32.20
		1221 (A)	2518767		041124 INV	609.9791.42199	12.60
		1221 (A)	2518761		041124 INV	609.9791.42199	8.40
		1221 (A)	2517679		041024 INV	609.9791.42199	2.80
		1221 (A)	2510146		032824 INV	609.9792.42199	12.60
		1221 (A)	2510145		062824 DEL	609.9792.42199	0.70
							5,634.44
04/25/2024	MAIN	1222 (A)	P28078	MAC QUEEN EQUIPMENT LLC	MSA COUPLINGS	101.2200.42171	163.30
04/25/2024	MAIN	1223 (A)	SP-150-000160	MADISON ENERGY INVESTMENTS	041624 SOLAR POWER	101.2100.43810	173.94
		1223 (A)	SP-151-000160		041624 SOLAR POWER	101.2100.43810	171.47
		1223 (A)	SP-150-000160		041624 SOLAR POWER	101.2200.43810	173.95
		1223 (A)	SP-151-000160		041624 SOLAR POWER	101.2200.43810	171.47
							690.83
04/25/2024	MAIN	1224 (A)	SP-001-000301	MADISON ENERGY INVESTMENTS	1041624 SOLAR POWER	101.9200.43810	75.80
04/25/2024	MAIN	1225 (A)	6767135	PHILLIPS WINE & SPIRITS INC	041224 INV	609.0000.14500	1,008.00
		1225 (A)	6767138		041224 INV	609.0000.14500	325.50
		1225 (A)	6767134		041224 INV	609.0000.14500	284.60
		1225 (A)	6767137		041224 INV	609.0000.14500	450.95
		1225 (A)	6767139		041224 INV	609.0000.14500	308.00
		1225 (A)	6767140		041224 INV	609.0000.14500	216.00
		1225 (A)	6763685		040524 DEL	609.9791.42199	8.40
		1225 (A)	6767135		041224 INV	609.9791.42199	21.00
		1225 (A)	6767138		041224 INV	609.9791.42199	4.20
		1225 (A)	6767134		041224 INV	609.9791.42199	2.92
		1225 (A)	6767137		041224 INV	609.9791.42199	4.20
		1225 (A)	6767139		041224 INV	609.9791.42199	9.80
		1225 (A)	6767140		041224 INV	609.9791.42199	12.60
							2,656.17
04/25/2024	MAIN	1226 (A)	7468467	WINE MERCHANTS	041024 INV	609.0000.14500	102.00
		1226 (A)	7468466		041024 INV	609.0000.14500	1,066.00
		1226 (A)	7468467		041024 INV	609.9791.42199	7.00
		1226 (A)	7468466		041024 INV	609.9791.42199	

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04/25/2024	MAIN	198714	5625781	56 BREWING LLC	040924 INV	609.0000.14500	144.00
04/25/2024	MAIN	198715	C28791	AARP	DEFENSIVE DRIVER COURSE 040924	101.5040.43050	200.00
04/25/2024	MAIN	198716	04/17/2024	ADAM BRUESINA	UB refund for account: 105-0395-00-432.0000.20120		9.95
		198716	04/17/2024		UB refund for account: 105-0395-00-433.0000.20120		9.94
		198716	04/17/2024		UB refund for account: 105-0395-00-601.0000.20120		169.16
		198716	04/17/2024		UB refund for account: 105-0395-00-602.0000.20120		125.73
		198716	04/17/2024		UB refund for account: 105-0395-00-603.0000.20120		138.75
		198716	04/17/2024		UB refund for account: 105-0395-00-604.0000.20120		60.34
							513.87
04/25/2024	MAIN	198717	3894914	ADAM'S PEST CONTROL, INC	PEST CONTROL CH 040824	101.1940.44020	90.00
04/25/2024	MAIN	198718	2500435146	ARAMARK UNIFORM & CAREER AP	1040924 MOPS,MATS,TOWELS	609.9791.44020	131.75
		198718	2500436885		041124 MOPS,MATS,TOWELS	609.9792.44020	135.10
		198718	2500436823		041124 MOPS,MATS,TOWELS	609.9793.44020	120.84
							387.69
04/25/2024	MAIN	198719	331107	ASPEN MILLS, INC.	BOOTS, PANTS	101.2100.42172	335.85
		198719	331187		UNIFORM	101.2100.42172	983.78
		198719	331330		UNIFORMS	101.2100.42172	726.24
							2,045.87
04/25/2024	MAIN	198720	234423	ASSURED SECURITY INC	REPAIR MOUNTING OF DOOR STOPS-TV3	609.9793.44020	196.00
04/25/2024	MAIN	198721	280045	BARNA GUZY & STEFFEN LTD	CIVIL CHGS 0324	101.1610.43041	4,209.00
		198721	280049		PROSECUTION 0324	101.1610.43042	9,318.00
		198721	280050		IN CUSTODY 0324	101.1610.43042	930.00
		198721	280048		PERSONNEL MATTERS 0324	101.1610.43045	180.00
		198721	281070		PERSONNEL MATTERS 0324	101.1610.43045	201.44
		198721	280289		46000-201 TIME OF SALE PROGRAM	201.2400.43050	648.00
		198721	280282		46000-200 LOCAL HOUSING TRUST FUND	204.6314.43045	543.00
		198721	271417		3989 CENTRAL LEGAL SERVICES 1023	411.9999.43050.1911	5,139.00
		198721	274993		3989 CENTRAL LEGAL SERVICES 1224	411.9999.43050.1911	7,830.00
		198721	276799		3989 CENTRAL LEGAL SERVICES 0124	411.9999.43050.1911	8,385.00
		198721	278289		3989 CENTRAL LEGAL SERVICES 0224	411.9999.43050.1911	14,337.12
							51,720.56
04/25/2024	MAIN	198722	4410	BARREL THEORY BEER COMPANY	040824 INV	609.0000.14500	392.00
		198722	4430		040924 INV	609.0000.14500	133.00
							525.00
04/25/2024	MAIN	198723	2050	BAUER SERVICES II INC	BOARD UP 941 44TH AVE & 4658 7TH ST	408.6414.44000	

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04/25/2024	MAIN	198724	E-13957	BERGMAN LEDGE LLC	040824 INV	609.0000.14500	306.00
04/25/2024	MAIN	198725	04/17/2024	CARLOS BUNAY	UB refund for account: 102-0105-00-432.0000.20120		36.26
		198725	04/17/2024		UB refund for account: 102-0105-00-433.0000.20120		36.25
							72.51
04/25/2024	MAIN	198726	8000014661-5	CENTERPOINT ENERGY	041524 8000014661-5	101.5129.43830	879.73
		198726	8000014661-5		041524 8000014661-5	101.5200.43830	517.21
		198726	8000014661-5		041524 8000014661-5	101.9200.43830	875.85
		198726	8000014661-5		041524 8000014661-5	601.9600.43830	238.95
		198726	8000014661-5		041524 8000014661-5	609.9791.43830	608.78
		198726	8000014661-5		041524 8000014661-5	609.9792.43830	693.04
		198726	8000014661-5		041524 8000014661-5	609.9793.43830	100.09
		198726	8000014661-5		041524 8000014661-5	701.9950.43830	1,504.43
							5,418.08
04/25/2024	MAIN	198727	468985-00	CHAMBERLAIN OIL COMPANY INC ATF, PURUS		701.0000.14120	1,987.59
		198727	467639-00		GREASE, BRAKE CLEANER	701.9950.42161	35.08
		198727	467639-00		GREASE, BRAKE CLEANER	701.9950.42171	37.31
							2,059.98
04/25/2024	MAIN	198728	4188338795	CINTAS INC	MATS, TOWELS, AIR FRESH 040324	101.2100.44020	43.85
		198728	4189806992		TOWELS, AIR FRESH 041724	101.2100.44020	25.00
		198728	4188338795		MATS, TOWELS, AIR FRESH 040324	101.2200.44020	25.00
		198728	4189806992		TOWELS, AIR FRESH 041724	101.2200.44020	25.00
		198728	4189643812		MOPS, MATS JPM 041624	101.5129.44020	120.77
		198728	4189029568		UNIFORM RENTAL 040924	701.9950.42172	31.99
							271.61
04/25/2024	MAIN	198729	503384	CRYSTAL SPRINGS ICE LLC	041024 INV	609.0000.14500	286.56
		198729	503383		041024 INV	609.0000.14500	97.73
		198729	503384		041024 INV	609.9791.42199	4.00
							388.29
04/25/2024	MAIN	198730	4220851	DALCO ENTERPRISES INC	VACUUM, MICROFILTER BAG, FILTER, HE	101.2100.42171	307.24
		198730	4220851		VACUUM, MICROFILTER BAG, FILTER, HE	101.2200.42171	307.24
							614.48
04/25/2024	MAIN	198731	IN-3285	DANGEROUS MAN BREWING CO LL	040924 INV	609.0000.14500	201.00
		198731	IN-3372		041624 INV	609.0000.14500	330.00
							531.00
04/25/2024	MAIN	198732	5479583	DISCOUNT STEEL INC	RATCHET, PAINT MARKERS	101.5200.42171	

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04/25/2024	MAIN	198733	994020	ECM PUBLISHERS INC	APRIL 22 BOARD OF APPEALS & EQUALIZ	101.1110.43500	69.00
		198733	993755		STREAMING AUDIO 040124	609.9791.43420	235.00
		198733	993754		FREQUENCE DISPLAY GEO PREROLL 04012	609.9791.43420	799.00
		198733	993755		STREAMING AUDIO 040124	609.9792.43420	185.00
		198733	993754		FREQUENCE DISPLAY GEO PREROLL 04012	609.9792.43420	629.00
		198733	993755		STREAMING AUDIO 040124	609.9793.43420	80.00
		198733	993754		FREQUENCE DISPLAY GEO PREROLL 04012	609.9793.43420	272.00
							2,269.00
04/25/2024	MAIN	198734	97144	EHLERS & ASSOCIATES INC	ARBITRAGE REPORTING SERVICES - 2013	345.7000.46210	500.00
04/25/2024	MAIN	198735	1266	EMERGENCY TECHNICAL DECON	TURNOUT GEAR CLEANING	101.2200.43050	207.00
04/25/2024	MAIN	198736	04/17/2024	ESTATE OF BRIAN DREWS	UB refund for account: 112-0090-00-	601.0000.20120	200.00
04/25/2024	MAIN	198737	MNTC5142508	FASTENAL COMPANY	"D" BATTERIES	601.9600.42171	69.96
04/25/2024	MAIN	198738	0527359	FERGUSON WATERWORKS INC	MAGNETIC LOCATOR	101.5200.42010	732.75
		198738	0526784		COUPLINGS	602.9600.42160	1,034.78
							1,767.53
04/25/2024	MAIN	198739	430177	FIRST STUDENT INC	BUSSING NICKELODEON 040524	261.5029.44100	633.60
04/25/2024	MAIN	198740	ORD-8773	GLOBAL RESERVE LLC	041624 INV	609.0000.14500	47.99
		198740	ORD-8681		041024 INV	609.0000.14500	598.00
							645.99
04/25/2024	MAIN	198741	14086	GROUP HEALTH PLAN INC	PRE-EMPLOYMENT SERVICES 0124	101.1320.43050	145.00
		198741	14364		PRE-EMPLOYMENT SERVICES 0224	101.1320.43050	827.00
		198741	14669		PRE-EMPLOYMENT SERVICES 0324	101.1320.43050	882.00
							1,854.00
04/25/2024	MAIN	198742	364	HENNINGSON/JESSI	FACE PAINTING - BUNNY DISCO 032123	101.5004.44378	105.08
04/25/2024	MAIN	198743	023-045-5	HKGI	MEDTRONIC COMP PLAN AMMENDMENT	201.2400.43050	10,677.53
		198743	023-045-2		MEDTRONIC COMP PLAN AMMENDMENT	201.2400.43050	335.00
							11,012.53
04/25/2024	MAIN	198744	706218	HOHENSTEINS INC	041224 INV	609.0000.14500	1,868.25
		198744	706216		041224 INV	609.0000.14500	811.60
		198744	705195		041024 INV	609.0000.14500	1,087.60
		198744	706219		041224 INV	609.0000.14500	2,985.95
							6,753.40
04/25/2024	MAIN	198745	04/17/2024	HOME SFR BORROWER LLC	UB refund for account: 109-0530-00-	432.0000.20120	

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		198745	04/17/2024		UB refund for account: 109-0530-00-433.0000.20120		3.79
		198745	04/17/2024		UB refund for account: 109-0530-00-601.0000.20120		66.19
		198745	04/17/2024		UB refund for account: 109-0530-00-602.0000.20120		48.97
		198745	04/17/2024		UB refund for account: 109-0530-00-603.0000.20120		36.75
		198745	04/17/2024		UB refund for account: 109-0530-00-604.0000.20120		23.07
							182.56
04/25/2024	MAIN	198746	04/17/2024	HOME TRS LLC	UB refund for account: 109-0580-00-101.0000.20120		1.03
		198746	04/17/2024		UB refund for account: 109-0580-00-432.0000.20120		1.03
		198746	04/17/2024		UB refund for account: 109-0580-00-433.0000.20120		1.04
		198746	04/17/2024		UB refund for account: 109-0580-00-601.0000.20120		28.93
		198746	04/17/2024		UB refund for account: 109-0580-00-602.0000.20120		19.89
		198746	04/17/2024		UB refund for account: 109-0580-00-603.0000.20120		14.44
		198746	04/17/2024		UB refund for account: 109-0580-00-604.0000.20120		6.28
							72.64
04/25/2024	MAIN	198747	5266239973	HONEYWELL INTERNATIONAL, INC	VIDEO DOOR STATION	101.2200.42010	1,849.00
		198747	5266285940		G2 FIRE STATION ALERTING SYSTEM	431.2200.42010	45,611.23
		198747	5266373404		G2 FIRE STATION ALERTING SYSTEM	431.2200.42010	992.25
		198747	5266333618		TV MOUNTS	431.2200.42010	248.40
		198747	5266373404		G2 FIRE STATION ALERTING SYSTEM	431.2200.43050	2,053.06
							50,753.94
04/25/2024	MAIN	198748	S500014102	HORWITZ INC	REPAIR BOILER PUMP-MSC	701.9950.44020	2,596.35
04/25/2024	MAIN	198749	13795	INSIGHT BREWING COMPANY, LLC	040924 INV	609.0000.14500	427.00
04/25/2024	MAIN	198750	04/17/2024	JASON D MCDONALD LLC	UB refund for account: 302-0425-00-432.0000.20120		2.63
		198750	04/17/2024		UB refund for account: 302-0425-00-433.0000.20120		2.62
		198750	04/17/2024		UB refund for account: 302-0425-00-601.0000.20120		41.55
		198750	04/17/2024		UB refund for account: 302-0425-00-602.0000.20120		31.34
		198750	04/17/2024		UB refund for account: 302-0425-00-603.0000.20120		25.43
		198750	04/17/2024		UB refund for account: 302-0425-00-604.0000.20120		15.96
							119.53
04/25/2024	MAIN	198751	04/17/2024	JUAN PLASCENCIA	UB refund for account: 104-0025-00-601.0000.20120		225.12
04/25/2024	MAIN	198752	04/17/2024	JUDY LABINE	UB refund for account: 313-0135-00-432.0000.20120		4.71
		198752	04/17/2024		UB refund for account: 313-0135-00-433.0000.20120		4.70
		198752	04/17/2024		UB refund for account: 313-0135-00-601.0000.20120		75.64
		198752	04/17/2024		UB refund for account: 313-0135-00-602.0000.20120		56.84
		198752	04/17/2024		UB refund for account: 313-0135-00-603.0000.20120		45.49
		198752	04/17/2024		UB refund for account: 313-0135-00-604.0000.20120		23.99

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04/25/2024	MAIN	198753	04/17/2024	KATHE JORGENSON	UB refund for account: 103-0790-00-432.0000.20120		29.68
		198753	04/17/2024		UB refund for account: 103-0790-00-433.0000.20120		29.68
							59.36
04/25/2024	MAIN	198754	180559	KENNEDY & GRAVEN	NE BUSINESS CENTER TIF, 42ND & JACK392.7000.43050		345.00
		198754	180559		NE BUSINESS CENTER TIF, 42ND & JACK394.7000.43050		405.00
							750.00
04/25/2024	MAIN	198755	59944	LIONBRIDGE TECHNOLOGIES, LL	(TRANSLATION SVCS 0324	101.2100.43250	1,583.22
04/25/2024	MAIN	198756	72IA306362	MAGNACHARGE BATTERY USA	BATTERY CHARGER	701.0000.14120	80.57
04/25/2024	MAIN	198757	16000	MARTIN-MCALLISTER INC	PUBLIC SAFETY ASSESSMENTS	101.2100.43050	1,250.00
04/25/2024	MAIN	198758	742173	MCDONALD DISTRIBUTING CO	041224 INV	609.0000.14500	2,250.45
04/25/2024	MAIN	198759	04/17/2024	MELISSA KIDD	UB refund for account: 104-0830-00-601.0000.20120		181.07
04/25/2024	MAIN	198760	6612	MENARDS CASHWAY LUMBER-FRID	BOLTS, WASHERS	101.3121.42171	3.73
		198760	6616		CHAIRS, TABLES-RAMSDELL	101.5200.42010	639.82
							643.55
04/25/2024	MAIN	198761	1825	METRO-INET	IT SUPPORT 0424	101.2100.44030	321.00
04/25/2024	MAIN	198762	823526	MIDWAY FORD	DECK SUPPORT, WINDSHIELD MOULDING	701.0000.14120	132.82
		198762	824091		TOUCH UP PAINT	701.9950.42171	14.51
							147.33
04/25/2024	MAIN	198763	12396	MN FIRE SERVICE CERTIFICATI	(INSTRUCTOR I EXAM	101.2200.43105	126.00
04/25/2024	MAIN	198764	337900-10790	MN HIGHWAY SAFETY & RESEARC	EVOC/PIT DRIVING COURSE	101.2100.43105	510.00
04/25/2024	MAIN	198765	129598	MYAS	BASKETBALL LEAGUE FEES 2024	101.5001.44100	2,521.09
04/25/2024	MAIN	198766	01CW1704	PIONEER RIM & WHEEL CO.	TRAILER SAFETY PINS	701.0000.14120	5.54
04/25/2024	MAIN	198767	041924	POSTMASTER	PERMIT #2793	601.9690.43220	2,000.00
		198767	041924		PERMIT #2793	602.9690.43220	2,000.00
		198767	041924		PERMIT #2793	603.9520.43220	1,000.00
		198767	041924		PERMIT #2793	603.9530.43220	1,000.00
							6,000.00
04/25/2024	MAIN	198768	310033205	PREMIUM WATERS INC	040924 WATER	609.9791.42171	14.58
		198768	310028789		040524 WATER	609.9792.42171	14.58
		198768	310033212		040924 WATER	609.9793.42171	9.72

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04/25/2024	MAIN	198769	W-73359	PRYES BREWING COMPANY LLC	041524 INV	609.0000.14500	105.67
		198769	W-73361		041524 INV	609.0000.14500	1,268.75
		198769	W-73496		041624 INV	609.0000.14500	448.00
							1,822.42
04/25/2024	MAIN	198770	INV-14686	RECDESK LLC	SUBSCRIPTION 050124-043025	101.5000.44030	7,000.00
04/25/2024	MAIN	198771	04/17/2024	RESI FFSR SUB LLC	UB refund for account: 315-0665-00-432.0000.20120		1.00
		198771	04/17/2024		UB refund for account: 315-0665-00-433.0000.20120		1.00
		198771	04/17/2024		UB refund for account: 315-0665-00-601.0000.20120		13.61
		198771	04/17/2024		UB refund for account: 315-0665-00-602.0000.20120		10.61
		198771	04/17/2024		UB refund for account: 315-0665-00-603.0000.20120		9.73
		198771	04/17/2024		UB refund for account: 315-0665-00-604.0000.20120		6.10
							42.05
04/25/2024	MAIN	198772	0022096	ROHN INDUSTRIES INC	SHREDING 040824	101.1410.44000	18.85
04/25/2024	MAIN	198773	050124	ROSS NESBIT AGENCIES, INC	INSURANCE SERVICE 0524	884.0000.15510	1,000.00
04/25/2024	MAIN	198774	04/17/2024	SAMUEL RUBENZER	UB refund for account: 315-0505-00-432.0000.20120		0.64
		198774	04/17/2024		UB refund for account: 315-0505-00-433.0000.20120		0.64
		198774	04/17/2024		UB refund for account: 315-0505-00-601.0000.20120		13.15
		198774	04/17/2024		UB refund for account: 315-0505-00-602.0000.20120		9.46
		198774	04/17/2024		UB refund for account: 315-0505-00-603.0000.20120		6.23
		198774	04/17/2024		UB refund for account: 315-0505-00-604.0000.20120		3.90
							34.02
04/25/2024	MAIN	198775	2024-549325	SAVE ON EVERYTHING INC	FRONT COVER AD 0524	609.9791.43420	258.50
		198775	2024-549325		FRONT COVER AD 0524	609.9792.43420	203.50
		198775	2024-549325		FRONT COVER AD 0524	609.9793.43420	88.00
							550.00
04/25/2024	MAIN	198776	04/17/2024	SHABANA HADI	UB refund for account: 304-0430-00-432.0000.20120		3.66
		198776	04/17/2024		UB refund for account: 304-0430-00-433.0000.20120		3.65
		198776	04/17/2024		UB refund for account: 304-0430-00-601.0000.20120		49.42
		198776	04/17/2024		UB refund for account: 304-0430-00-602.0000.20120		38.55
		198776	04/17/2024		UB refund for account: 304-0430-00-603.0000.20120		35.35
		198776	04/17/2024		UB refund for account: 304-0430-00-604.0000.20120		22.18
							152.81
04/25/2024	MAIN	198777	YW001-2024	SHOREVIEW HUNKS LLC	YARD WASTE PICKUP 040124-040524	603.9510.42930	10,735.81
04/25/2024	MAIN	198778	MN76010	SMALL LOT MN	041024 INV	609.0000.14500	1,
		198778	MN76010		041024 INV	609.9791.42199	

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							1,467.61
04/25/2024	MAIN	198779	H0318950P	SPOK INC	040124 0318950-3	601.9600.43250	17.77
		198779	H0318950P		040124 0318950-3	602.9600.43250	17.78
							35.55
04/25/2024	MAIN	198780	17109.00-5	SRF CONSULTING GROUP, INC.	ENGINEERING SCHOOL SAFE ROUTES 0224430.6323.43050.1807		29,376.29
		198780	17109.00-6		ENGINEERING SCHOOL SAFE ROUTES 0324430.6323.43050.1807		9,043.73
							38,420.02
04/25/2024	MAIN	198781	134054	STAR TRIBUNE	SUBSCRIPTION 040824-070824	101.5040.44330	65.55
04/25/2024	MAIN	198782	54762	STEEL TOE BREWING LLC	040824 INV	609.0000.14500	235.00
04/25/2024	MAIN	198783	I1692456	STREICHER'S GUN'S INC/DON	5.56 MAGAZINES	101.2100.42171	809.50
		198783	I1692228		MAG POUCH, HANDCUFF POUCH	101.2100.42172	150.00
							959.50
04/25/2024	MAIN	198784	M29075	TIMESAVER OFF SITE SECRETR	EDA MTG 040124, PLANNING COMM MTG 0101.1410.43050		273.00
		198784	M29075		EDA MTG 040124, PLANNING COMM MTG 0201.2400.43050		171.25
		198784	M29075		EDA MTG 040124, PLANNING COMM MTG 0204.6314.43050		271.75
							716.00
04/25/2024	MAIN	198785	04/19/2024	VERONICA BEMEJO	UB refund for account: 105-0305-00-432.0000.20120		3.28
		198785	04/19/2024		UB refund for account: 105-0305-00-433.0000.20120		3.28
		198785	04/19/2024		UB refund for account: 105-0305-00-601.0000.20120		360.40
		198785	04/19/2024		UB refund for account: 105-0305-00-602.0000.20120		224.47
		198785	04/19/2024		UB refund for account: 105-0305-00-603.0000.20120		31.80
		198785	04/19/2024		UB refund for account: 105-0305-00-604.0000.20120		19.97
							643.20
04/25/2024	MAIN	198786	264462	WINE COMPANY/THE	041024 INV	609.0000.14500	2,200.00
		198786	264462		041024 INV	609.9791.42199	26.20
							2,226.20
04/25/2024	MAIN	198787	R-024721-000--1	WSB & ASSOCIATES INC	SULLIVAN LAKE TRAIL CONCEPT	412.5200.43050	7,200.00
04/25/2024	MAIN	198788	1099788657	XCEL ENERGY (N S P)	040924 51-5047554-2	101.2100.43810	1,368.87
		198788	1100121195		041024 51-4217828-3	101.2200.43810	44.19
		198788	1099788657		040924 51-5047554-2	101.2200.43810	1,368.83
		198788	1100252220		041024 51-0014819919-2	101.3160.43810	102.59
		198788	1099811281		040924 51-7867950-2	101.3160.43810	12.83
		198788	1100141666		041024 51-7867659-8	101.3160.43810	121.06
		198788	1100118064		041024 51-4697130-6	101.5129.43810	120.07
		198788	1099870172		040924 51-0012266105-3	101.5200.43810	120.07

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		198788	1100164901		041024 51-9597586-9	101.5200.43810	11.98
		198788	1100163576		041024 51-0010057576-7	101.5200.43810	101.73
		198788	1100184269		041024 51-0011039127-7	101.5200.43810	37.18
		198788	1100756621		041224 51-5950185-0	101.5200.43810	127.09
		198788	304703415		040924 51-0011980129-4	212.3190.43810	203.05
		198788	1099833319		040924 51-9893848-4	212.3190.43810	48.37
		198788	1100193005		041024 51-0013059132-8	228.6317.43810	931.25
		198788	1100196538		041024 51-0013099828-3	602.9600.43810	189.98
		198788	1100222113		041024 51-0014068181-7	609.9793.43810	92.29
							5,068.96
05/02/2024	MAIN	1227 (A)	17-000694	ARES NEE HOLDINGS, LLC	041824 SOLAR POWER	609.9791.43810	1,927.26
		1227 (A)	17-000694		041824 SOLAR POWER	609.9792.43810	1,312.58
							3,239.84
05/02/2024	MAIN	1228 (A)	3676877	ARTISAN BEER COMPANY	042624 INV	609.0000.14500	1,349.00
		1228 (A)	3676876		042624 INV	609.0000.14500	2,873.00
		1228 (A)	3676443		042524 INV	609.0000.14500	336.00
							4,558.00
05/02/2024	MAIN	1229 (A)	0108244100	BELLBOY BAR SUPPLY	041724 INV	609.0000.14500	150.20
		1229 (A)	0108244000		041724 INV	609.0000.14500	113.69
		1229 (A)	0108244100		041724 INV	609.9791.42171	239.95
		1229 (A)	0108244000		041724 INV	609.9792.42171	353.20
							857.04
05/02/2024	MAIN	1230 (A)	0203206100	BELLBOY CORPORATION	041024 INV	609.0000.14500	3,571.70
		1230 (A)	0203287100		041724 INV	609.0000.14500	1,524.90
		1230 (A)	0203287200		041724 INV	609.0000.14500	1,880.00
		1230 (A)	0203328700		041824 INV	609.0000.14500	(250.00)
		1230 (A)	0203287200		041724 INV	609.9791.42199	28.00
		1230 (A)	0203328700		041824 INV	609.9791.42199	(1.65)
		1230 (A)	0203206100		041024 INV	609.9792.42199	40.00
		1230 (A)	0203287100		041724 INV	609.9792.42199	26.00
							6,818.95
05/02/2024	MAIN	1231 (A)	1518	BETTER FUTURES MN	3853 CENTRAL AVE DECONSTRUCTION 2ND	408.6414.43050	5,829.00
05/02/2024	MAIN	1232 (A)	115392001	BREAKTHRU BEVERAGE MN W&S	LJ041924 INV	609.0000.14500	579.18
		1232 (A)	115277668		0412224 INV	609.0000.14500	733.40
		1232 (A)	115277667		041224 INV	609.0000.14500	520.40
		1232 (A)	115277669		041224 INV	609.0000.14500	
		1232 (A)	115391995		041924 INV	609.0000.14500	

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		1232 (A)	1153919996		041924 INV	609.0000.14500	166.50
		1232 (A)	115276874		041224 INV	609.0000.14500	281.60
		1232 (A)	115275455		041224 INV	609.0000.14500	3,037.50
		1232 (A)	115277662		041224 INV	609.0000.14500	1,600.00
		1232 (A)	412182125		041924 INV	609.0000.14500	(40.00)
		1232 (A)	115391995		041924 INV	609.9792.42199	17.25
		1232 (A)	1153919996		041924 INV	609.9792.42199	1.44
		1232 (A)	115276874		041224 INV	609.9792.42199	5.75
		1232 (A)	115275455		041224 INV	609.9792.42199	11.50
		1232 (A)	115277662		041224 INV	609.9792.42199	34.50
		1232 (A)	412182125		041924 INV	609.9792.42199	(1.15)
		1232 (A)	115392001		041924 INV	609.9793.42199	4.60
		1232 (A)	115277668		0412224 INV	609.9793.42199	3.45
		1232 (A)	115277667		041224 INV	609.9793.42199	6.90
		1232 (A)	115277669		041224 INV	609.9793.42199	11.50
							7,588.03
05/02/2024	MAIN	1233 (A)	2972674	CAPITOL BEVERAGE SALES LP	041724 INV	609.0000.14500	4,482.55
		1233 (A)	2975549		042424 INV	609.0000.14500	2,306.55
		1233 (A)	2975464		042424 INV	609.0000.14500	3,978.15
		1233 (A)	2973372		041824 INV	609.0000.14500	5,903.15
		1233 (A)	2976248		042524 INV	609.0000.14500	6,579.90
		1233 (A)	2972673		041724 INV	609.0000.14500	(113.80)
		1233 (A)	28860963		041724 INV	609.0000.14500	(30.00)
		1233 (A)	2975548		042424 INV	609.0000.14500	(158.40)
		1233 (A)	28860969		042424 INV	609.0000.14500	(41.60)
		1233 (A)	2973371		041824 INV	609.0000.14500	(9.00)
							22,897.50
05/02/2024	MAIN	1234 (A)	INV376011	COORDINATED BUSINESS SYSTEM	MAINT 041624-051524	101.1940.44000	855.95
05/02/2024	MAIN	1235 (A)	019327	FIRST CHOICE COFFEE SERVICE	COFFEE SUPPLIES 041824	101.1940.42175	187.78
		1235 (A)	019328		COFFEE SUPPLIES 041824	101.2100.42175	86.28
		1235 (A)	019328		COFFEE SUPPLIES 041824	101.2200.42175	86.27
							360.33
05/02/2024	MAIN	1236 (A)	2518765	JOHNSON BROTHERS LIQUOR CO.	041124 INV	609.0000.14500	847.50
		1236 (A)	2518762		041124 INV	609.0000.14500	112.80
		1236 (A)	2519831		041224 INV	609.0000.14500	299.00
		1236 (A)	2519836		041224 INV	609.0000.14500	208.00
		1236 (A)	2519835		041224 INV	609.0000.14500	234.00
		1236 (A)	2518773		041124 INV	609.0000.14500	
		1236 (A)	2518772		041124 INV	609.0000.14500	

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Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		1236 (A)	2518770		041124 INV	609.0000.14500	386.16
		1236 (A)	2518769		041124 INV	609.0000.14500	40.00
		1236 (A)	2518764		041124 INV	609.0000.14500	198.00
		1236 (A)	2517684		04102024 INV	609.0000.14500	240.00
		1236 (A)	2517681		041024 INV	609.0000.14500	57.00
		1236 (A)	2517680		041024 INV	609.0000.14500	477.00
		1236 (A)	2524342		041924 INV	609.0000.14500	796.50
		1236 (A)	2522189		041724 INV	609.0000.14500	729.00
		1236 (A)	2522188		041724 INV	609.0000.14500	941.00
		1236 (A)	2522187		041724 INV	609.0000.14500	260.00
		1236 (A)	2522186		041724 INV	609.0000.14500	126.00
		1236 (A)	2522185		041724 INV	609.0000.14500	351.00
		1236 (A)	2519837		041224 INV	609.0000.14500	104.00
		1236 (A)	2519834		041224 INV	609.0000.14500	248.00
		1236 (A)	2519830		041224 INV	609.0000.14500	240.20
		1236 (A)	2523314		041824 INV	609.0000.14500	102.05
		1236 (A)	2523313		041824 INV	609.0000.14500	96.00
		1236 (A)	2523312		041824 INV	609.0000.14500	252.00
		1236 (A)	2523316		041824 INV	609.0000.14500	444.00
		1236 (A)	2522184		041724 INV	609.0000.14500	819.00
		1236 (A)	2524348		041924 INV	609.0000.14500	120.00
		1236 (A)	2524347		041924 INV	609.0000.14500	88.00
		1236 (A)	2524346		041924 INV	609.0000.14500	54.00
		1236 (A)	2524345		041924 INV	609.0000.14500	120.00
		1236 (A)	2524344		041924 INV	609.0000.14500	308.00
		1236 (A)	2523319		041824 INV	609.0000.14500	116.00
		1236 (A)	2523318		041824 INV	609.0000.14500	160.00
		1236 (A)	2527862		042524 INV	609.0000.14500	585.50
		1236 (A)	2527861		042524 INV	609.0000.14500	1,080.00
		1236 (A)	2526759		042424 INV	609.0000.14500	198.00
		1236 (A)	2518765		041124 INV	609.9791.42199	25.20
		1236 (A)	2518762		041124 INV	609.9791.42199	3.50
		1236 (A)	2519831		041224 INV	609.9791.42199	5.60
		1236 (A)	2523314		041824 INV	609.9791.42199	2.80
		1236 (A)	2523313		041824 INV	609.9791.42199	1.40
		1236 (A)	2523312		041824 INV	609.9791.42199	1.52
		1236 (A)	2523316		041824 INV	609.9791.42199	15.40
		1236 (A)	2523317		041824 DEL	609.9791.42199	1.40
		1236 (A)	2522184		041724 INV	609.9791.42199	10.50
		1236 (A)	2524348		041924 INV	609.9791.42199	4.20
		1236 (A)	2524347		041924 INV	609.9791.42199	
		1236 (A)	2524346		041924 INV	609.9791.42199	

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		1236 (A)	2527862		042524 INV	609.9791.42199	7.00
		1236 (A)	2527861		042524 INV	609.9791.42199	15.40
		1236 (A)	2526759		042424 INV	609.9791.42199	2.80
		1236 (A)	2519836		041224 INV	609.9792.42199	2.80
		1236 (A)	2519835		041224 INV	609.9792.42199	2.80
		1236 (A)	2518773		041124 INV	609.9792.42199	2.80
		1236 (A)	2518772		041124 INV	609.9792.42199	4.20
		1236 (A)	2518770		041124 INV	609.9792.42199	11.20
		1236 (A)	2518769		041124 INV	609.9792.42199	1.40
		1236 (A)	2518764		041124 INV	609.9792.42199	1.40
		1236 (A)	2517684		04102024 INV	609.9792.42199	4.20
		1236 (A)	2517681		041024 INV	609.9792.42199	1.40
		1236 (A)	2517680		041024 INV	609.9792.42199	4.20
		1236 (A)	2524345		041924 INV	609.9792.42199	4.20
		1236 (A)	2524344		041924 INV	609.9792.42199	5.60
		1236 (A)	2523319		041824 INV	609.9792.42199	6.30
		1236 (A)	2523318		041824 INV	609.9792.42199	4.20
		1236 (A)	2524342		041924 INV	609.9793.42199	5.60
		1236 (A)	2522189		041724 INV	609.9793.42199	5.60
		1236 (A)	2522188		041724 INV	609.9793.42199	12.60
		1236 (A)	2522187		041724 INV	609.9793.42199	8.40
		1236 (A)	2522186		041724 INV	609.9793.42199	1.40
		1236 (A)	2522185		041724 INV	609.9793.42199	4.20
		1236 (A)	2519837		041224 INV	609.9793.42199	1.40
		1236 (A)	2519834		041224 INV	609.9793.42199	2.80
		1236 (A)	2519830		041224 INV	609.9793.42199	5.61
							12,157.34
05/02/2024	MAIN	1237 (A)	P57200	MAC QUEEN EQUIPMENT LLC	OVERHAUL KIT, NOZZELS, LINEAR GUN	602.9600.42010	993.14
		1237 (A)	P56982		DIRT SHOES	701.0000.14120	234.00
		1237 (A)	P57129		CONNECTORS, NOZZLES, SWITCH	701.0000.14120	130.57
		1237 (A)	P56987		RTN DIRT SHOES INV#P56982	701.0000.14120	(122.64)
		1237 (A)	P56644		STEP	884.9430.42280	781.02
							2,016.09
05/02/2024	MAIN	1238 (A)	0001171590	METROPOLITAN COUNCIL WASTEWA	VACTOR PERMIT FEE 2024	602.9600.44390	450.00
05/02/2024	MAIN	1239 (A)	6767144	PHILLIPS WINE & SPIRITS INC	041224 INV	609.0000.14500	210.50
		1239 (A)	6767143		041224 INV	609.0000.14500	572.00
		1239 (A)	6767142		041224 INV	609.0000.14500	1,092.00
		1239 (A)	6767136		041224 INV	609.0000.14500	618.80
		1239 (A)	6770694		041924 INV	609.0000.14500	
		1239 (A)	6767141		041224 INV	609.0000.14500	

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		1239 (A)	6770697		041924 INV	609.0000.14500	535.50
		1239 (A)	6770698		041924 INV	609.0000.14500	660.00
		1239 (A)	6770696		041924 INV	609.0000.14500	376.00
		1239 (A)	6770695		041924 INV	609.0000.14500	396.00
		1239 (A)	6770697		041924 INV	609.9791.42199	4.20
		1239 (A)	6770698		041924 INV	609.9791.42199	21.00
		1239 (A)	6767144		041224 INV	609.9792.42199	2.80
		1239 (A)	6767143		041224 INV	609.9792.42199	18.20
		1239 (A)	6767142		041224 INV	609.9792.42199	18.20
		1239 (A)	6767136		041224 INV	609.9792.42199	7.12
		1239 (A)	6770696		041924 INV	609.9792.42199	4.20
		1239 (A)	6770695		041924 INV	609.9792.42199	12.60
		1239 (A)	6770694		041924 INV	609.9793.42199	7.00
		1239 (A)	6767141		041224 INV	609.9793.42199	4.20
							4,912.32
05/02/2024	MAIN	1240 (A)	2464218	SOUTHERN GLAZER'S	040424 INV	609.0000.14500	494.65
		1240 (A)	2466816		041124	609.0000.14500	225.06
		1240 (A)	2464335		040424 INV	609.0000.14500	494.65
		1240 (A)	2469631		041824 INV	609.0000.14500	158.40
		1240 (A)	2469632		041824 INV	609.0000.14500	572.75
		1240 (A)	2469633		041824 INV	609.0000.14500	194.28
		1240 (A)	2466812		041124 INV	609.0000.14500	2,570.49
		1240 (A)	2466809		041124 INV	609.0000.14500	953.60
		1240 (A)	2464208		040424 INV	609.0000.14500	494.65
		1240 (A)	2469491		041824 INV	609.0000.14500	61.12
		1240 (A)	2469488		041824 INV	609.0000.14500	58.48
		1240 (A)	2469490		041824 INV	609.0000.14500	592.36
		1240 (A)	2469489		041824 INV	609.0000.14500	565.66
		1240 (A)	2466818		041124 INV	609.0000.14500	156.00
		1240 (A)	2466806		041124 INV	609.0000.14500	154.98
		1240 (A)	2466819		041124 INV	609.0000.14500	2,372.76
		1240 (A)	2466817		041124 INV	609.0000.14500	1,083.94
		1240 (A)	2469494		041824 INV	609.0000.14500	160.00
		1240 (A)	2469493		041824 INV	609.0000.14500	104.44
		1240 (A)	2466812		041124 INV	609.9791.42199	16.64
		1240 (A)	2466809		041124 INV	609.9791.42199	5.12
		1240 (A)	2464208		040424 INV	609.9791.42199	6.40
		1240 (A)	2469491		041824 INV	609.9791.42199	1.28
		1240 (A)	2469488		041824 INV	609.9791.42199	0.43
		1240 (A)	2469490		041824 INV	609.9791.42199	
		1240 (A)	2469489		041824 INV	609.9791.42199	

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		1240 (A)	2469487		041824 DEL	609.9791.42199	5.12
		1240 (A)	2466806		041124 INV	609.9791.42199	2.13
		1240 (A)	2464218		040424 INV	609.9792.42199	6.40
		1240 (A)	2466815		041124 DEL	609.9792.42199	1.28
		1240 (A)	2466816		041124	609.9792.42199	5.12
		1240 (A)	2466818		041124 INV	609.9792.42199	5.12
		1240 (A)	2466819		041124 INV	609.9792.42199	15.36
		1240 (A)	2466817		041124 INV	609.9792.42199	6.40
		1240 (A)	2469494		041824 INV	609.9792.42199	2.56
		1240 (A)	2469493		041824 INV	609.9792.42199	2.56
		1240 (A)	2469492		041824 DEL	609.9792.42199	5.12
		1240 (A)	2464335		040424 INV	609.9793.42199	6.40
		1240 (A)	2469630		041824 DEL	609.9793.42199	1.28
		1240 (A)	2469631		041824 INV	609.9793.42199	2.56
		1240 (A)	2469632		041824 INV	609.9793.42199	7.68
		1240 (A)	2469633		041824 INV	609.9793.42199	5.12
							11,595.10
05/02/2024	MAIN	1241 (A)	7468468	WINE MERCHANTS	041024 INV	609.0000.14500	504.00
		1241 (A)	7468468		041024 INV	609.9792.42199	5.60
							509.60
05/02/2024	MAIN	198789	32	1-800-GOT-JUNK?	OUTSIDE STORAGE REMOVAL 030724 - 03415.6450.44000		923.38
05/02/2024	MAIN	198790	5625855	56 BREWING LLC	042224 INV	609.0000.14500	54.00
		198790	5625779		041524 INV	609.0000.14500	144.00
							198.00
05/02/2024	MAIN	198791	3897896	ADAM'S PEST CONTROL, INC	PEST CONTROL MURZYN 041224	101.5129.44020	90.00
05/02/2024	MAIN	198792	18748	AM CRAFT SPIRITS SALES& MRK'	041924 INV	609.0000.14500	163.79
		198792	18748		041924 INV	609.9791.42199	3.00
							166.79
05/02/2024	MAIN	198793	3562842621	AMERICAN BOTTLING COMPANY	041524 INV	609.0000.14500	555.86
05/02/2024	MAIN	198794	214858	AMERICAN CYLINDER INC	ANNUAL FIRE EXTGR SVC CERT-CITY HAL	101.1940.44000	133.67
		198794	214784		ANNUAL FIRE EXTGR SVC CERT-MURZYN H	101.5129.44000	147.01
							280.68
05/02/2024	MAIN	198795	B240416G	ANOKA COUNTY	BROADBAND CONN 0424	101.2100.43250	37.50
		198795	B240416G		BROADBAND CONN 0424	101.2200.43250	37.50
		198795	B240416G		BROADBAND CONN 0424	101.3100.43250	
		198795	B240416G		BROADBAND CONN 0424	101.3121.43250	

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		198795	B240416G		BROADBAND CONN 0424	101.5200.43250	3.75
		198795	B240416G		BROADBAND CONN 0424	601.9600.43250	3.75
		198795	B240416G		BROADBAND CONN 0424	602.9600.43250	3.75
		198795	B240416G		BROADBAND CONN 0424	701.9950.43250	3.75
							112.50
05/02/2024	MAIN	198796	331703	ASPEN MILLS, INC.	BOOTS	101.2100.42172	200.00
		198796	332016		CHIEF UNIFORMS	101.2100.42172	1,163.46
							1,363.46
05/02/2024	MAIN	198797	4463	BARREL THEORY BEER COMPANY	041524 INV	609.0000.14500	392.00
		198797	4481		041524 INV	609.0000.14500	236.00
							628.00
05/02/2024	MAIN	198798	2618471	BEAUDRY OIL & SERVICE INC.	3000 GAL UNLEADED FUEL	701.0000.14110	7,777.72
		198798	2618470		988.9 GAL DYED DIESEL FUEL	701.0000.14110	3,062.57
							10,840.29
05/02/2024	MAIN	198799	E-14173	BERGMAN LEDGE LLC	042224 INV	609.0000.14500	141.00
05/02/2024	MAIN	198800	11935	BOYER FORD TRUCKS INC	DUMP TRUCK CHASSIS #0087	431.3121.45150	126,216.63
05/02/2024	MAIN	198801	CHPD24-2	CARDINAL INVESTIGATIONS	EMPLOYMENT BACKGROUND	101.2100.43050	1,125.00
05/02/2024	MAIN	198802	6086556-00	CENTRAL IRRIGATION SUPPLY	KWIK TAP	101.6102.42171	33.80
05/02/2024	MAIN	198803	468983-0	CHAMBERLAIN OIL COMPANY INC	SUPER PENETRATING OIL	701.9950.42161	40.03
05/02/2024	MAIN	198804	5205903911	CINTAS FIRST AID-SAFETY	FIRST AID SUPPLIES CH 040924	101.1940.42171	7.16
05/02/2024	MAIN	198805	4190359202	CINTAS INC	MOPS JPM 042324	101.5129.44020	38.29
		198805	4189759460		UNIFORM RENTAL 041624	701.9950.42172	31.99
		198805	4190309035		UNIFORM RENTAL 042224	701.9950.42172	31.99
							102.27
05/02/2024	MAIN	198806	14295	CITY OF COON RAPIDS	PLASTIC BAGS & STYROFOAM RECYCLE 04	603.9530.42920	100.00
05/02/2024	MAIN	198807	1-1034514	COLUMBIA HEIGHTS RENTAL INC	TRENCHER RENTAL	101.6102.44100	119.00
05/02/2024	MAIN	198808	199842897	COMCAST	041524 934571297	101.1110.43250	24.30
		198808	199842897		041524 934571297	101.1320.43250	34.02
		198808	199842897		041524 934571297	101.1510.43250	53.46
		198808	199842897		041524 934571297	101.1940.43250	4.86
		198808	199842897		041524 934571297	101.2100.43250	131.23
		198808	199842897		041524 934571297	101.2200.43250	
		198808	199842897		041524 934571297	101.3100.43250	

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		198808	199842897		041524 934571297	101.3121.43250	19.44
		198808	199842897		041524 934571297	101.5000.43250	9.72
		198808	199842897		041524 934571297	101.5129.43250	34.02
		198808	199842897		041524 934571297	101.5200.43250	9.72
		198808	199842897		041524 934571297	201.2400.43250	9.72
		198808	199842897		041524 934571297	204.6314.43250	24.30
		198808	199842897		041524 934571297	225.9844.43250	9.72
		198808	199842897		041524 934571297	240.5500.43250	199.27
		198808	199842897		041524 934571297	601.9600.43250	9.72
		198808	199842897		041524 934571297	602.9600.43250	9.72
		198808	199842897		041524 934571297	609.9791.43250	641.31
		198808	199842897		041524 934571297	609.9792.43250	617.01
		198808	199842897		041524 934571297	609.9793.43250	602.43
		198808	199842897		041524 934571297	701.9950.43250	9.72
		198808	199842897		041524 934571297	720.9980.43250	131.24
							2,764.75
05/02/2024	MAIN	198809	041624	COMCAST	041624 8772105050412606	101.1320.43250	22.68
05/02/2024	MAIN	198810	15315	COMPUTERIZED FLEET ANALYSIS SUPPORT SVC 0824		701.9950.44000	458.34
05/02/2024	MAIN	198811	503386	CRYSTAL SPRINGS ICE LLC	041024 INV	609.0000.14500	209.12
		198811	503386		041024 INV	609.9792.42199	4.00
							213.12
05/02/2024	MAIN	198812	IN-3369	DANGEROUS MAN BREWING CO LL	041924 INV	609.0000.14500	317.00
		198812	IN-3469		042424 INV	609.0000.14500	513.00
		198812	IN-3509		042424 INV	609.0000.14500	238.00
							1,068.00
05/02/2024	MAIN	198813	0135859-IN	EARL F ANDERSEN INC	ARROW SIGNS, CHANNEL POSTS	212.3190.42171	645.35
		198813	0135880-IN		NO PARKING SIGN	609.9792.42171	95.45
							740.80
05/02/2024	MAIN	198814	976423	ECM PUBLISHERS INC	PHN ORD #1690 120823	201.2400.43500	217.80
		198814	994904		PHN ZONING TEXT DAY CARE 041924	201.2400.43500	57.50
		198814	994902		PHN ZONING TEXT LANDSCAPING AMENDME	201.2400.43500	57.50
		198814	994901		PHN RENAISSANCE FIREWORKS 041924	201.2400.43500	51.75
		198814	994903		PHN MINOR SUBDIVISION 5085 CENTRAL	201.2400.43500	63.25
		198814	994021		AD - 2024 BID-CONCRETE ALLEYS 04122 415.6400.43500.2406		135.00
							582.80
05/02/2024	MAIN	198815	97255	EHLERS & ASSOCIATES INC	RUETER WALTEN 42M ANALYSIS	394.7000.43050	2,

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05/02/2024	MAIN	198816	0525609	FERGUSON WATERWORKS INC	POLYWRAP, PIPES, VALVES, COUPLINGS	601.9600.42160	4,922.78
		198816	CM039610		CREDIT INV#0525609	601.9600.42160	(4,680.65)
		198816	0527664		HYDRANT GREASE	601.9600.42171	202.28
		198816	0527192		ADAPTOR COUPLINGS	602.9600.42160	547.81
		198816	CM039675		RTN COUPLINGS-ORIG INV 0526784	602.9600.42160	(776.08)
							216.14
05/02/2024	MAIN	198817	116220300	FLEETPRIDE INC	FILTERS	701.0000.14120	249.82
		198817	116156441		FILTERS	701.0000.14120	37.34
		198817	115723522		FILTERS	701.0000.14120	52.85
		198817	116156384		FILTERS, ELEMENTS, FITTINGS	701.0000.14120	390.13
		198817	116261063		RTN FILTER INV#116156441	701.0000.14120	(24.38)
							705.76
05/02/2024	MAIN	198818	4342-957326	GENUINE PARTS/NAPA AUTO	FILTER	701.0000.14120	80.18
05/02/2024	MAIN	198819	407557930019	GREAT LAKES COCA-COLA DISTRI	040924 INV	609.0000.14500	1,033.71
05/02/2024	MAIN	198820	00006398	GREENWIZE ENERGY SOLUTIONS	VARIABLE SPEED 2.6" SHAFT EC MOTOR	609.9792.42010	247.99
05/02/2024	MAIN	198821	E-5936	HEADFLYER BREWING	042524 INV	609.0000.14500	320.00
05/02/2024	MAIN	198822	479601	HEINRICH ENVELOPE CORP	WINDOW ENVELOPES	101.1940.42030	206.90
05/02/2024	MAIN	198823	708382	HOHENSTEINS INC	041924 INV	609.0000.14500	1,732.65
		198823	708305		041924 INV	609.0000.14500	1,377.00
		198823	708306		041924 INV	609.0000.14500	2,366.60
		198823	710569		042624 INV	609.0000.14500	5,216.75
		198823	710567		042624 INV	609.0000.14500	430.95
							11,123.95
05/02/2024	MAIN	198824	8013302	HOME DEPOT #2802	RATCHET STRAPS, BUCKETS, LIDS	101.5200.42171	33.50
		198824	5013693		COIL CABLE, SOCKET ADAPTER SET, CHA	602.9600.42171	41.92
							75.42
05/02/2024	MAIN	198825	IN4505177	INNOVATIVE OFFICE SOLUTIONS	GLOVES, TAPE, CLEANING SUPPLIES	101.0000.20815	(1.55)
		198825	IN4509653		PLATES, HIGHLIGHTERS, SOAP, SEALS	101.1110.42000	2.90
		198825	IN4512688		BROTHER LABELS	101.1940.42000	15.96
		198825	IN4509653		PLATES, HIGHLIGHTERS, SOAP, SEALS	101.1940.42000	10.11
		198825	IN4519756		PACKING TAPE, LANYARDS, GLUE STICKS	101.1940.42000	2.08
		198825	IN4511159		DISHWAND REFILL	101.1940.42171	2.02
		198825	IN4509653		PLATES, HIGHLIGHTERS, SOAP, SEALS	101.1940.42171	76.40
		198825	IN4519756		PACKING TAPE, LANYARDS, GLUE STICKS	101.1940.42171	30.08
		198825	IN4505177		GLOVES, TAPE, CLEANING SUPPLIES	609.9791.42000	
		198825	IN4505177		GLOVES, TAPE, CLEANING SUPPLIES	609.9791.42171	

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		198825	IN4505177		GLOVES, TAPE, CLEANING SUPPLIES	609.9792.42000	31.92
		198825	IN4505177		GLOVES, TAPE, CLEANING SUPPLIES	609.9792.42171	38.79
		198825	IN4505177		GLOVES, TAPE, CLEANING SUPPLIES	609.9793.42171	7.65
							303.84
05/02/2024	MAIN	198826	14123	INSIGHT BREWING COMPANY, LL	041824 INV	609.0000.14500	550.00
05/02/2024	MAIN	198827	2413063-F	J. BECHER & ASSOC INC	REPLACE MONUMENT LIGHTS-UNVI & 37TH	212.3190.44000	723.96
05/02/2024	MAIN	198828	411849	JEFF BELZER'S ROSEVILLE AUT	WIPER MOTOR	701.0000.14120	129.75
05/02/2024	MAIN	198829	IN313900	JEFFERSON FIRE & SAFETY INC	AKRON INTAKE VALVE, INTAKE STORZ	CA101.2200.42171	2,429.40
		198829	IN313901		AKRON INTAKE VALVE, INTAKE CAP & CH	101.2200.42171	2,428.80
							4,858.20
05/02/2024	MAIN	198830	13288	K & S ENGRAVING LLC	PAR TAGS, GEAR GRID & MAILBOX NM	TA101.2200.42171	86.00
05/02/2024	MAIN	198831	041524	KIWANIS COLUMBIA HTS-FRIDLE	PROCEED SHARE RE-ALLIANCE	603.9530.44200	386.40
05/02/2024	MAIN	198832	94413	LOE'S OIL COMPANY INC	ANTI-FREEZE DISPOSAL-GARAGE	701.9950.43050	41.25
05/02/2024	MAIN	198833	INV1220394	MAVERICK BEVERAGE COMPANY M	041624 INV	609.0000.14500	240.00
		198833	INV1220394		041624 INV	609.9791.42199	1.50
							241.50
05/02/2024	MAIN	198834	743364	MCDONALD DISTRIBUTING CO	041924 INV	609.0000.14500	415.50
		198834	744447		042624 INV	609.0000.14500	576.76
							992.26
05/02/2024	MAIN	198835	6944	MENARDS CASHWAY LUMBER-FRID	ANTI-FREEZE	101.3121.42161	6.58
		198835	7360		GLOVES, KNIVES	101.3121.42171	65.95
		198835	7245		SOAP, WASHERS	101.3170.42171	25.74
		198835	7492		WIRE	601.9600.42171	4.49
		198835	7354		WIRE	601.9600.42171	3.98
		198835	7338		LASER LEVEL, LASER TRIPOD	705.9970.42010	258.98
							365.72
05/02/2024	MAIN	198836	824673	MIDWAY FORD	WEATHER STRIP	701.0000.14120	29.11
		198836	825904		FILTER	701.0000.14120	51.59
		198836	826568		BELT	701.0000.14120	33.51
		198836	826460		SPARK PLUGS, FILTERS	701.0000.14120	338.12
		198836	826729		SEAT BELT	701.0000.14120	49.07
		198836	827187		FILTERS	701.0000.14120	346.43
		198836	CM826568		RTN BELT INV#826568	701.0000.14120	

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05/02/2024	MAIN	198837	178059	MINNEAPOLIS SAW CO INC	WEED TRIMMER, HEDGE TRIMMER	101.5200.42010	827.97
		198837	176627		CARB ASSY	701.0000.14120	192.06
		198837	177932		KNOB	701.0000.14120	10.39
		198837	177624		FUEL HOSE ASSY	701.0000.14120	17.99
							1,048.41
05/02/2024	MAIN	198838	P56052	MINNESOTA EQUIPMENT INC	VALVE, O-RING	701.0000.14120	10.06
05/02/2024	MAIN	198839	88839	MINNESOTA ROADWAYS	SLOW SET ASPHALT EMULSION	101.3121.42160	284.80
05/02/2024	MAIN	198840	03045752-2024	MN DEPT OF NATURAL RESOURCE	MN CONSERVATION VOLUNTEER RENEWAL	240.5500.42181	25.00
05/02/2024	MAIN	198841	E-50020	MODIST BREWING CO LLC	041824 INV	609.0000.14500	416.00
05/02/2024	MAIN	198842	1424677-00	MTI DISTRIBUTING	BELTS, WHEEL, FILTERS	701.0000.14120	658.45
05/02/2024	MAIN	198843	3562	NORTHLAND REFRIGERATION INC	REPAIR EVAPORATOR FAN MOTOR	609.9791.44020	417.00
05/02/2024	MAIN	198844	361734366001	OFFICE DEPOT	BAGS, TOWELS, WASTEBASKETS, PENS, S	609.9791.42000	7.70
		198844	361734366001		BAGS, TOWELS, WASTEBASKETS, PENS, S	609.9791.42171	128.41
		198844	361734366001		BAGS, TOWELS, WASTEBASKETS, PENS, S	609.9792.42171	77.12
		198844	361734366001		BAGS, TOWELS, WASTEBASKETS, PENS, S	609.9793.42000	5.71
		198844	361734366001		BAGS, TOWELS, WASTEBASKETS, PENS, S	609.9793.42171	25.76
							244.70
05/02/2024	MAIN	198845	1698505	ON SITE SANITATION INC	SATELLITE RENT-MCKENNA	101.5129.44100	229.93
		198845	0001698501		SATELLITE RENT-LABELLE	101.5200.44100	74.00
		198845	0001698502		SATELLITE RENT-MCKENNA	101.5200.44100	74.00
		198845	0001698503		SATELLITE RENT-HUSET	101.5200.44100	146.00
		198845	0001698504		SATELLITE RENT-KEYES	101.5200.44100	74.00
		198845	0001698506		SATELLITE RENT-HUSET	101.5200.44100	74.00
		198845	0001698507		SATELLITE RENT-SULLIVAN	101.5200.44100	214.71
		198845	0001698508		SATELLITE RENT-OSTRANDER	101.5200.44100	74.00
05/02/2024	MAIN	198846	040224	ONSET COMPUTER CORPORATION	RAIN GAUGE	604.9600.42010	1,595.54
05/02/2024	MAIN	198847	234138	PAUSTIS & SONS WINE COMPANY	041824 INV	609.0000.14500	564.00
		198847	234138		041824 INV	609.9791.42199	15.00
							579.00
05/02/2024	MAIN	198848	032324	PENA/JENNIFER	MEALS - FIRE SCHOOL032224-032324	101.2200.43320	31.75
05/02/2024	MAIN	198849	INV921555	PIONEER ATHLETICS	BALLFIELD BASES	101.5200.42010	1,103.12
05/02/2024	MAIN	198850	00041724	QUADIENT LEASING USA, INC.	POSTAGE REFILL 041724	101.0000.15500	4,

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05/02/2024	MAIN	198851	2016328933	RED BULL DISTRIBUTION CO	IN042524 INV	609.0000.14500	260.80
05/02/2024	MAIN	198852	3400670-00	REINDERS INC	GRASS SEED	101.5200.42160	1,441.00
05/02/2024	MAIN	198853	0019084	ROHN INDUSTRIES INC	SHREDDING 022624	101.2100.44020	36.75
		198853	0019084		SHREDDING 022624	101.2200.44020	8.95
							45.70
05/02/2024	MAIN	198854	BP008-2024	SHOREVIEW HUNKS LLC	BULK, APPLIANCE, ELECTRONICS PICKUP	603.9510.42910	2,275.00
		198854	BP008-2024		BULK, APPLIANCE, ELECTRONICS PICKUP	603.9510.42920	1,520.00
		198854	YW002-2024		YARD WASTE PICKUP 040824-041224	603.9510.42930	10,329.40
		198854	YW003-2024		YARD WASTE PICKUP 041524-041924	603.9510.42930	10,016.80
		198854	BP008-2024		BULK, APPLIANCE, ELECTRONICS PICKUP	603.9540.43050	60.00
							24,201.20
05/02/2024	MAIN	198855	6001067505	STAPLES ADVANTAGE	KLEENEX, BATTERIES, CLEANING SUPPLI	101.0000.20815	(0.87)
		198855	6001157071		CUPS, ENVELOPES, POST ITS, HIGHLIGHT	101.1510.42000	12.50
		198855	6001157071		CUPS, ENVELOPES, POST ITS, HIGHLIGHT	101.1940.42000	15.94
		198855	6001157071		CUPS, ENVELOPES, POST ITS, HIGHLIGHT	101.1940.42171	41.49
		198855	6001067505		KLEENEX, BATTERIES, CLEANING SUPPLI	609.9791.42000	8.16
		198855	6001067505		KLEENEX, BATTERIES, CLEANING SUPPLI	609.9791.42171	88.81
		198855	6001067505		KLEENEX, BATTERIES, CLEANING SUPPLI	609.9792.42000	6.57
		198855	6001067505		KLEENEX, BATTERIES, CLEANING SUPPLI	609.9792.42171	58.67
		198855	6001067505		KLEENEX, BATTERIES, CLEANING SUPPLI	609.9793.42000	14.19
		198855	6001067505		KLEENEX, BATTERIES, CLEANING SUPPLI	609.9793.42171	24.84
							270.30
05/02/2024	MAIN	198856	54853-A	STEEL TOE BREWING LLC	041824 INV	609.0000.14500	229.00
		198856	54856		041524 INV	609.0000.14500	135.00
							364.00
05/02/2024	MAIN	198857	26447-00	TERMINAL SUPPLY CO, INC	DISC KIT	701.9950.42171	149.00
		198857	27535-00		CABLE TIE MOUNT KIT	701.9950.42171	119.00
		198857	28317-00		RUBBER PADS, SHAFTS	701.9950.42171	192.56
							460.56
05/02/2024	MAIN	198858	910628	TRIO SUPPLY COMPANY INC	RTN CAN LINERS	101.1940.42171	(27.09)
		198858	908155		RTN CLEANER	240.5500.42171	(142.57)
		198858	910159		COMPOSTABLE CAN LINERS	603.9530.42171	49.00
		198858	908987		TOWELS, DISNINF, TP	701.9950.42171	204.58
		198858	909399		TP, CAN LINERS, TOWELS	701.9950.42171	379.99
							220.00
05/02/2024	MAIN	198859	20313	TWIN CITY WATER CLINIC INC	COLIFORM TESTING 0324	601.9600.43050	220.00

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05/02/2024	MAIN	198860	26-000075	UMBRA SOLAR FUND LLC	041824 SOLAR POWER	101.2100.43810	79.84
		198860	26-000079		041824 SOLAR POWER	101.2100.43810	70.11
		198860	26-000083		041824 SOLAR POWER	101.2100.43810	39.28
		198860	26-000049		041824 SOLAR POWER	101.2100.43810	87.74
		198860	26-000053		041824 SOLAR POWER	101.2100.43810	70.00
		198860	26-000057		041824 SOLAR POWER	101.2100.43810	59.41
		198860	26-000075		041824 SOLAR POWER	101.2200.43810	79.84
		198860	26-000079		041824 SOLAR POWER	101.2200.43810	70.10
		198860	26-000083		041824 SOLAR POWER	101.2200.43810	39.28
		198860	26-000049		041824 SOLAR POWER	101.2200.43810	87.75
		198860	26-000053		041824 SOLAR POWER	101.2200.43810	69.99
		198860	26-000057		041824 SOLAR POWER	101.2200.43810	59.41
							812.75
05/02/2024	MAIN	198861	33167	VALLEY RICH CO INC	3954 CENTRAL AVE GATE VALVE REPAIR	601.9600.44000	6,293.31
05/02/2024	MAIN	198862	6173	VENN BREWING COMPANY	041824 INV	609.0000.14500	291.00
		198862	6242		042524 INV	609.0000.14500	247.00
							538.00
05/02/2024	MAIN	198863	9961360280	VERIZON WIRELESS	041024 742128747-00001	101.2100.43250	886.02
05/02/2024	MAIN	198864	0349531-IN	VINOCOPIA INC	041924 INV	609.0000.14500	391.50
		198864	0349530-IN		041924 INV	609.0000.14500	756.00
		198864	0348916-IN		041024 INV	609.0000.14500	1,237.25
		198864	0349405-IN		041724 INV	609.0000.14500	130.75
		198864	0349188-IN		041224 INV	609.0000.14500	184.50
		198864	0348915-IN		041024 INV	609.0000.14500	445.75
		198864	0348916-CM		041824 INV	609.0000.14500	(130.75)
		198864	0349531-IN		041924 INV	609.9791.42199	6.00
		198864	0349530-IN		041924 INV	609.9791.42199	14.00
		198864	0348916-IN		041024 INV	609.9791.42199	19.50
		198864	0349188-IN		041224 INV	609.9791.42199	2.50
		198864	0348916-CM		041824 INV	609.9791.42199	(1.50)
		198864	0348915-IN		041024 INV	609.9792.42199	10.00
							3,065.50
05/02/2024	MAIN	198865	9739207-0500-9	WASTE MANAGEMENT OF WI-MN	IRECYCLE ROLLOFF-SCRAP METAL	603.9530.42920	222.04
05/02/2024	MAIN	198866	51-4159573-1	XCEL ENERGY (N S P)	041824 51-4159573-1	101.3121.43810	235.03
		198866	51-4159573-1		041824 51-4159573-1	101.3160.43810	13,428.60
		198866	1101410137		041624 51-7654903-4	101.5200.43810	
		198866	51-4159573-1		041824 51-4159573-1	101.5200.43810	

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		198866	51-4159573-1		041824 51-4159573-1	212.3190.43810	479.26
		198866	51-4159573-1		041824 51-4159573-1	601.9600.43810	1,205.13
		198866	51-4159573-1		041824 51-4159573-1	602.9600.43810	569.18
		198866	51-4159573-1		041824 51-4159573-1	603.9530.43810	148.50
		198866	1100174367		041024 51-0010836533-8	604.9600.43810	121.35
		198866	51-4159573-1		041824 51-4159573-1	604.9600.43810	(25.00)
		198866	1100106282		041024 51-4436024-5	609.9793.43810	520.81
		198866	51-4159573-1		041824 51-4159573-1	701.9950.43810	(586.54)
							16,746.11
05/02/2024	MAIN	198867	003513	XCEL ENERGY SOLUTIONS	SOLAR SUBSCRIPTION 0324	601.9600.43810	222.58
05/02/2024	MAIN	198868	041324	YANG/KAO KALIA	SATURDAY SCRIBES 041324	883.5500.43050	1,000.00
05/02/2024	MAIN	198869	IN001433458	ZIEGLER INC	COUPLER	701.0000.14120	150.44
		198869	IN001433503		MANIFOLD, GASKET	701.0000.14120	710.09
		198869	IN001430154		STUD, NUT	701.0000.14120	15.50
							876.03
05/09/2024	MAIN	1244 (A)	3677321	ARTISAN BEER COMPANY	043024 INV	609.0000.14500	1,157.90
		1244 (A)	3678575		050324 INV	609.0000.14500	301.60
		1244 (A)	3678574		050324 INV	609.0000.14500	1,261.50
							2,721.00
05/09/2024	MAIN	1245 (A)	0108272900	BELLBOY BAR SUPPLY	042424 INV	101.0000.20815	(4.13)
		1245 (A)	0108273300		042424 INV	609.0000.14500	205.77
		1245 (A)	0108272900		042424 INV	609.0000.14500	24.00
		1245 (A)	0108301800		050124 INV	609.0000.14500	119.65
		1245 (A)	0108272900		042424 INV	609.9791.42171	228.23
		1245 (A)	0108301800		050124 INV	609.9793.42171	179.15
							752.67
05/09/2024	MAIN	1246 (A)	0203362000	BELLBOY CORPORATION	042424 INV	609.0000.14500	1,256.00
		1246 (A)	0203361900		042424 INV	609.0000.14500	2,757.95
		1246 (A)	0203361800		042424 INV	609.0000.14500	2,548.45
		1246 (A)	0203361800		042424 INV	609.9791.42199	46.00
		1246 (A)	0203361900		042424 INV	609.9792.42199	50.00
		1246 (A)	0203362000		042424 INV	609.9793.42199	26.00
							6,684.40
05/09/2024	MAIN	1247 (A)	115498176	BREAKTHRU BEVERAGE MN W&S	LJ042624 INV 700297736	609.0000.14500	88.00
		1247 (A)	115498173		042624 INV 700297736	609.0000.14500	000.00
		1247 (A)	115498177		042624 INV 700297736	609.0000.14500	000.00
		1247 (A)	115498174		042624 INV 700297736	609.0000.14500	250.03

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		1247 (A)	115498172		042624 INV 700297736	609.0000.14500	2,010.76
		1247 (A)	115498178		042624 INV 700297736	609.0000.14500	709.68
		1247 (A)	115498182		042624 INV 700297782	609.0000.14500	500.06
		1247 (A)	115498183		042624 INV 700297782	609.0000.14500	450.75
		1247 (A)	115498164		042624 INV 700297717	609.0000.14500	431.87
		1247 (A)	115498170		042624 INV 700297717	609.0000.14500	182.15
		1247 (A)	115498165		042624 INV 700297717	609.0000.14500	2,207.51
		1247 (A)	115498171		042624 INV 700297717	609.0000.14500	522.85
		1247 (A)	115498167		042624 INV 700297717	609.0000.14500	664.10
		1247 (A)	115498163		042624 INV 700297717	609.0000.14500	135.00
		1247 (A)	115498169		042624 INV 700297717	609.0000.14500	191.10
		1247 (A)	115498160		042624 INV 700297717	609.0000.14500	450.75
		1247 (A)	115498159		042624 INV 700297717	609.0000.14500	1,448.58
		1247 (A)	115498162		042624 INV 700297717	609.0000.14500	1,004.00
		1247 (A)	115498166		042624 INV 700297717	609.0000.14500	0.01
		1247 (A)	115498161		042624 INV 700297717	609.0000.14500	620.00
		1247 (A)	115498168		042624 INV 700297717	609.0000.14500	2,139.05
		1247 (A)	115498175		042624 INV 700297736	609.0000.14500	200.00
		1247 (A)	412215600		043024 INV 700297717	609.0000.14500	(8.01)
		1247 (A)	412224706		050224 INV 700297736	609.0000.14500	(88.00)
		1247 (A)	115498164		042624 INV 700297717	609.9791.42199	17.25
		1247 (A)	115498170		042624 INV 700297717	609.9791.42199	6.90
		1247 (A)	115498165		042624 INV 700297717	609.9791.42199	24.53
		1247 (A)	115498171		042624 INV 700297717	609.9791.42199	5.75
		1247 (A)	115498167		042624 INV 700297717	609.9791.42199	3.16
		1247 (A)	115498163		042624 INV 700297717	609.9791.42199	1.34
		1247 (A)	115498169		042624 INV 700297717	609.9791.42199	4.60
		1247 (A)	115498160		042624 INV 700297717	609.9791.42199	6.90
		1247 (A)	115498159		042624 INV 700297717	609.9791.42199	8.05
		1247 (A)	115498162		042624 INV 700297717	609.9791.42199	17.25
		1247 (A)	115498166		042624 INV 700297717	609.9791.42199	1.15
		1247 (A)	115498161		042624 INV 700297717	609.9791.42199	1.15
		1247 (A)	115498168		042624 INV 700297717	609.9791.42199	8.05
		1247 (A)	412215600		043024 INV 700297717	609.9791.42199	(0.10)
		1247 (A)	115498176		042624 INV 700297736	609.9792.42199	1.15
		1247 (A)	115498173		042624 INV 700297736	609.9792.42199	12.65
		1247 (A)	115498177		042624 INV 700297736	609.9792.42199	3.45
		1247 (A)	115498174		042624 INV 700297736	609.9792.42199	12.65
		1247 (A)	115498172		042624 INV 700297736	609.9792.42199	9.20
		1247 (A)	115498178		042624 INV 700297736	609.9792.42199	5.75
		1247 (A)	115498175		042624 INV 700297736	609.9792.42199	
		1247 (A)	412224706		050224 INV 700297736	609.9792.42199	

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Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		1247 (A)	115498182		042624 INV 700297782	609.9793.42199	25.30
		1247 (A)	115498183		042624 INV 700297782	609.9793.42199	6.90
							15,499.42
05/09/2024	MAIN	1248 (A)	2978693	CAPITOL BEVERAGE SALES LP	050124 INV	609.0000.14500	4,014.60
		1248 (A)	2979241		050224 INV	609.0000.14500	5,028.95
		1248 (A)	2978580		050124 INV	609.0000.14500	6,234.00
		1248 (A)	2978692		050124 INV	609.0000.14500	(590.70)
		1248 (A)	2979240		050224 INV	609.0000.14500	(13.20)
		1248 (A)	28860976		050124 INV	609.0000.14500	(27.55)
		1248 (A)	28860977		050124 INV	609.0000.14500	(124.80)
							14,521.30
05/09/2024	MAIN	1249 (A)	84174328	CENGAGE LEARNING INC	LARGEPRINT BOOK ORDER	240.5500.42180	86.22
		1249 (A)	84174969		LARGEPRINT BOOK ORDER	240.5500.42180	118.46
							204.68
05/09/2024	MAIN	1250 (A)	020623	FIRST CHOICE COFFEE SERVICE EQUIPMENT RENTAL 0524		101.1940.42175	125.00
05/09/2024	MAIN	1251 (A)	2526762	JOHNSON BROTHERS LIQUOR CO.	042424 INV	609.0000.14500	184.54
		1251 (A)	2526761		042424 INV	609.0000.14500	516.00
		1251 (A)	2526760		042424 INV	609.0000.14500	1,152.00
		1251 (A)	2526758		042424 INV	609.0000.14500	464.00
		1251 (A)	2526757		042424 INV	609.0000.14500	44.00
		1251 (A)	2526756		042424 INV	609.0000.14500	48.00
		1251 (A)	2526755		042424 INV	609.0000.14500	1,547.00
		1251 (A)	2526753		042424 INV	609.0000.14500	2,758.50
		1251 (A)	2527859		042524 INV	609.0000.14500	476.75
		1251 (A)	2527858		042524 INV	609.0000.14500	320.00
		1251 (A)	2528923		042624 INV	609.0000.14500	422.40
		1251 (A)	2528924		042624 INV	609.0000.14500	33.50
		1251 (A)	2528927		042624 INV	609.0000.14500	540.00
		1251 (A)	2528932		042624 INV	609.0000.14500	320.00
		1251 (A)	2528931		042624 INV	609.0000.14500	382.50
		1251 (A)	2528928		042624 INV	609.0000.14500	405.00
		1251 (A)	2528935		042624 INV	609.0000.14500	120.00
		1251 (A)	2528936		042624 INV	609.0000.14500	113.30
		1251 (A)	2527863		042524 INV	609.0000.14500	749.50
		1251 (A)	2527860		042524 INV	609.0000.14500	172.00
		1251 (A)	2526763		042424 INV	609.0000.14500	96.75
		1251 (A)	2526754		042424 INV	609.0000.14500	1,891.50
		1251 (A)	2528926		042624 INV	609.0000.14500	
		1251 (A)	2528925		042624 INV	609.0000.14500	

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Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		1251 (A)	2528929		042624 INV	609.0000.14500	188.96
		1251 (A)	2528930		042624 INV	609.0000.14500	234.60
		1251 (A)	2528933		042624 INV	609.0000.14500	320.00
		1251 (A)	2528934		042624 INV	609.0000.14500	576.00
		1251 (A)	2531436		050124 INV	609.0000.14500	485.50
		1251 (A)	2531439		050124 INV	609.0000.14500	66.50
		1251 (A)	2531438		050124 INV	609.0000.14500	388.48
		1251 (A)	2531442		050124 INV	609.0000.14500	738.00
		1251 (A)	2531447		050124 INV	609.0000.14500	157.00
		1251 (A)	2531445		050124 INV	609.0000.14500	171.00
		1251 (A)	2531443		050124 INV	609.0000.14500	952.00
		1251 (A)	2531448		050124 INV	609.0000.14500	8,888.15
		1251 (A)	2533586		050324 INV	609.0000.14500	252.00
		1251 (A)	2533585		050324 INV	609.0000.14500	650.00
		1251 (A)	2532537		050224 INV	609.0000.14500	60.75
		1251 (A)	2531427		050124 INV	609.0000.14500	144.81
		1251 (A)	2531426		050124 INV	609.0000.14500	1,300.00
		1251 (A)	2531430		050124 INV	609.0000.14500	80.00
		1251 (A)	2531434		050124 INV	609.0000.14500	96.00
		1251 (A)	2531435		050124 INV	609.0000.14500	6,761.98
		1251 (A)	2533583		050324 INV	609.0000.14500	160.00
		1251 (A)	2533582		050324 INV	609.0000.14500	252.00
		1251 (A)	2533581		050324 INV	609.0000.14500	106.00
		1251 (A)	2533584		050324 INV	609.0000.14500	196.00
		1251 (A)	2526753		042424 INV	609.9791.42199	23.82
		1251 (A)	2527859		042524 INV	609.9791.42199	16.80
		1251 (A)	2527858		042524 INV	609.9791.42199	5.60
		1251 (A)	2528923		042624 INV	609.9791.42199	8.40
		1251 (A)	2528924		042624 INV	609.9791.42199	1.40
		1251 (A)	2528927		042624 INV	609.9791.42199	8.40
		1251 (A)	2528932		042624 INV	609.9791.42199	3.28
		1251 (A)	2528931		042624 INV	609.9791.42199	15.40
		1251 (A)	2528928		042624 INV	609.9791.42199	7.70
		1251 (A)	2531439		050124 INV	609.9791.42199	1.40
		1251 (A)	2531438		050124 INV	609.9791.42199	2.80
		1251 (A)	2531442		050124 INV	609.9791.42199	5.60
		1251 (A)	2531447		050124 INV	609.9791.42199	3.50
		1251 (A)	2531445		050124 INV	609.9791.42199	4.20
		1251 (A)	2531443		050124 INV	609.9791.42199	13.30
		1251 (A)	2531448		050124 INV	609.9791.42199	93.82
		1251 (A)	2533586		050324 INV	609.9791.42199	
		1251 (A)	2533585		050324 INV	609.9791.42199	

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Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		1251 (A)	2532537		050224 INV	609.9791.42199	1.40
		1251 (A)	2531427		050124 INV	609.9791.42199	4.55
		1251 (A)	2531426		050124 INV	609.9791.42199	37.80
		1251 (A)	2531449		050124 DEL	609.9791.42199	0.70
		1251 (A)	2531430		050124 INV	609.9791.42199	8.40
		1251 (A)	2531434		050124 INV	609.9791.42199	1.40
		1251 (A)	2531435		050124 INV	609.9791.42199	61.60
		1251 (A)	2528935		042624 INV	609.9792.42199	4.20
		1251 (A)	2528936		042624 INV	609.9792.42199	2.80
		1251 (A)	2527863		042524 INV	609.9792.42199	8.40
		1251 (A)	2527860		042524 INV	609.9792.42199	5.60
		1251 (A)	2526763		042424 INV	609.9792.42199	2.80
		1251 (A)	2526754		042424 INV	609.9792.42199	16.81
		1251 (A)	2528926		042624 INV	609.9792.42199	2.80
		1251 (A)	2528925		042624 INV	609.9792.42199	5.60
		1251 (A)	2528929		042624 INV	609.9792.42199	1.87
		1251 (A)	2528930		042624 INV	609.9792.42199	7.00
		1251 (A)	2528933		042624 INV	609.9792.42199	3.28
		1251 (A)	2528934		042624 INV	609.9792.42199	9.80
		1251 (A)	2526762		042424 INV	609.9793.42199	5.60
		1251 (A)	2526761		042424 INV	609.9793.42199	7.00
		1251 (A)	2526760		042424 INV	609.9793.42199	16.81
		1251 (A)	2526758		042424 INV	609.9793.42199	5.61
		1251 (A)	2526757		042424 INV	609.9793.42199	1.40
		1251 (A)	2526756		042424 INV	609.9793.42199	1.40
		1251 (A)	2526755		042424 INV	609.9793.42199	9.80
		1251 (A)	2531436		050124 INV	609.9793.42199	10.50
		1251 (A)	2533583		050324 INV	609.9793.42199	2.81
		1251 (A)	2533582		050324 INV	609.9793.42199	4.20
		1251 (A)	2533581		050324 INV	609.9793.42199	2.80
		1251 (A)	2533584		050324 INV	609.9793.42199	5.60
							37,315.93
05/09/2024	MAIN	1252 (A)	0001172528	METROPOLITAN COUNCIL WASTEWATER	JUNE 2024 WASTEWATER	602.9480.42900	122,362.06
05/09/2024	MAIN	1253 (A)	505338858	MIDWEST TAPE	DVD ORDER	240.5500.42189	14.99
		1253 (A)	505291774		DVD ORDER	240.5500.42189	148.43
							163.42
05/09/2024	MAIN	1254 (A)	6774337	PHILLIPS WINE & SPIRITS INC	042624 INV	609.0000.14500	80.00
		1254 (A)	6774338		042624 INV	609.0000.14500	56.10
		1254 (A)	6774321		042624 INV	609.0000.14500	
		1254 (A)	6774325		042624 INV	609.0000.14500	

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		1254 (A)	6774326		042624 INV	609.0000.14500	121.80
		1254 (A)	6774324		042624 INV	609.0000.14500	1,333.78
		1254 (A)	6774327		042624 INV	609.0000.14500	76.00
		1254 (A)	6774323		042624 INV	609.0000.14500	223.67
		1254 (A)	6774320		042624 INV	609.0000.14500	1,498.90
		1254 (A)	6774319		042624 INV	609.0000.14500	447.50
		1254 (A)	6774318		042624 INV	609.0000.14500	968.00
		1254 (A)	6774335		042624 INV	609.0000.14500	460.13
		1254 (A)	6774317		042624 INV	609.0000.14500	1,333.78
		1254 (A)	6774329		042624 INV	609.0000.14500	127.82
		1254 (A)	6774330		042624 INV	609.0000.14500	666.89
		1254 (A)	6774332		042624 INV	609.0000.14500	112.20
		1254 (A)	6774331		042624 INV	609.0000.14500	282.50
		1254 (A)	6774336		042624 INV	609.0000.14500	243.60
		1254 (A)	6774334		042624 INV	609.0000.14500	638.95
		1254 (A)	6773499		042524 INV	609.0000.14500	44.00
		1254 (A)	6774328		042624 INV	609.0000.14500	220.00
		1254 (A)	6774333		042624 INV	609.0000.14500	176.00
		1254 (A)	6777933		050324 INV	609.0000.14500	120.00
		1254 (A)	6777934		050324 INV	609.0000.14500	176.00
		1254 (A)	6777936		050324 INV	609.0000.14500	166.50
		1254 (A)	6777935		050324 INV	609.0000.14500	639.75
		1254 (A)	6777941		050324 INV	609.0000.14500	100.00
		1254 (A)	6777940		050324 INV	609.0000.14500	358.00
		1254 (A)	6777931		050324 INV	609.0000.14500	40.00
		1254 (A)	6774321		042624 INV	609.9791.42199	4.20
		1254 (A)	6774322		042624 DEL	609.9791.42199	5.60
		1254 (A)	6774325		042624 INV	609.9791.42199	4.20
		1254 (A)	6774326		042624 INV	609.9791.42199	1.40
		1254 (A)	6774324		042624 INV	609.9791.42199	5.60
		1254 (A)	6774327		042624 INV	609.9791.42199	1.40
		1254 (A)	6774323		042624 INV	609.9791.42199	4.20
		1254 (A)	6774320		042624 INV	609.9791.42199	39.20
		1254 (A)	6774319		042624 INV	609.9791.42199	16.80
		1254 (A)	6774318		042624 INV	609.9791.42199	44.80
		1254 (A)	6777933		050324 INV	609.9791.42199	1.40
		1254 (A)	6777934		050324 INV	609.9791.42199	5.60
		1254 (A)	6777936		050324 INV	609.9791.42199	1.40
		1254 (A)	6777935		050324 INV	609.9791.42199	8.40
		1254 (A)	6774329		042624 INV	609.9792.42199	2.80
		1254 (A)	6774330		042624 INV	609.9792.42199	
		1254 (A)	6774332		042624 INV	609.9792.42199	

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		1254 (A)	6774331		042624 INV	609.9792.42199	14.00
		1254 (A)	6774336		042624 INV	609.9792.42199	2.80
		1254 (A)	6774334		042624 INV	609.9792.42199	5.60
		1254 (A)	6773499		042524 INV	609.9792.42199	1.40
		1254 (A)	6774328		042624 INV	609.9792.42199	7.00
		1254 (A)	6774333		042624 INV	609.9792.42199	3.15
		1254 (A)	6774337		042624 INV	609.9793.42199	1.40
		1254 (A)	6774338		042624 INV	609.9793.42199	1.40
		1254 (A)	6774335		042624 INV	609.9793.42199	9.80
		1254 (A)	6774317		042624 INV	609.9793.42199	5.60
		1254 (A)	6777941		050324 INV	609.9793.42199	2.80
		1254 (A)	6777940		050324 INV	609.9793.42199	12.60
		1254 (A)	6777931		050324 INV	609.9793.42199	1.40
							11,816.72
05/09/2024	MAIN	1255 (A)	2472364	SOUTHERN GLAZER'S	042524 INV	609.0000.14500	792.00
		1255 (A)	2472214		042524 INV	609.0000.14500	1,210.84
		1255 (A)	2472218		042524 INV	609.0000.14500	610.00
		1255 (A)	2472219		042524 INV	609.0000.14500	2,684.38
		1255 (A)	2472217		042524 INV	609.0000.14500	1,509.13
		1255 (A)	2472212		042524 INV	609.0000.14500	940.38
		1255 (A)	2472215		042524	609.0000.14500	605.00
		1255 (A)	2472213		042524 INV	609.0000.14500	118.00
		1255 (A)	2472226		042524 INV	609.0000.14500	392.00
		1255 (A)	2472227		042524	609.0000.14500	891.00
		1255 (A)	2472225		042524 INV	609.0000.14500	122.04
		1255 (A)	2472223		042524 INV	609.0000.14500	1,046.40
		1255 (A)	2472216		042524 INV	609.0000.14500	314.97
		1255 (A)	2472366		042524 INV	609.0000.14500	12.34
		1255 (A)	2472234		042524 INV	609.0000.14500	792.00
		1255 (A)	2472235		042524 INV	609.0000.14500	12.34
		1255 (A)	2472229		042524 INV	609.0000.14500	1,304.02
		1255 (A)	2472228		042524 INV	609.0000.14500	1,763.77
		1255 (A)	2475118		050224 INV	609.0000.14500	385.80
		1255 (A)	2474995		050224 INV	609.0000.14500	1,255.50
		1255 (A)	2474994		050224 INV	609.0000.14500	1,114.96
		1255 (A)	2474992		050224 INV	609.0000.14500	1,094.12
		1255 (A)	2472214		042524 INV	609.9791.42199	23.89
		1255 (A)	2472218		042524 INV	609.9791.42199	14.08
		1255 (A)	2472219		042524 INV	609.9791.42199	26.88
		1255 (A)	2472217		042524 INV	609.9791.42199	
		1255 (A)	2472212		042524 INV	609.9791.42199	

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Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		1255 (A)	2472215		042524	609.9791.42199	7.68
		1255 (A)	2472213		042524 INV	609.9791.42199	5.12
		1255 (A)	2472226		042524 INV	609.9791.42199	8.96
		1255 (A)	2472227		042524	609.9791.42199	4.27
		1255 (A)	2472225		042524 INV	609.9791.42199	1.92
		1255 (A)	2472223		042524 INV	609.9791.42199	8.96
		1255 (A)	2472216		042524 INV	609.9791.42199	4.48
		1255 (A)	2474995		050224 INV	609.9791.42199	7.68
		1255 (A)	2474994		050224 INV	609.9791.42199	8.96
		1255 (A)	2474992		050224 INV	609.9791.42199	18.13
		1255 (A)	2472234		042524 INV	609.9792.42199	15.36
		1255 (A)	2472235		042524 INV	609.9792.42199	0.32
		1255 (A)	2472229		042524 INV	609.9792.42199	20.48
		1255 (A)	2472228		042524 INV	609.9792.42199	19.20
		1255 (A)	2472364		042524 INV	609.9793.42199	15.36
		1255 (A)	2472366		042524 INV	609.9793.42199	0.32
		1255 (A)	2475118		050224 INV	609.9793.42199	8.96
							19,209.92
05/09/2024	MAIN	1256 (A)	7470619	WINE MERCHANTS	042624 INV	609.0000.14500	898.00
		1256 (A)	7470620		042624 INV	609.0000.14500	100.00
		1256 (A)	7471323		050224 INV	609.0000.14500	872.00
		1256 (A)	7470619		042624 INV	609.9791.42199	15.40
		1256 (A)	7470620		042624 INV	609.9791.42199	5.60
		1256 (A)	7471323		050224 INV	609.9791.42199	11.20
							1,902.20
05/09/2024	MAIN	198870	5625780	56 BREWING LLC	041524 INV	609.0000.14500	192.00
05/09/2024	MAIN	198871	419-21493194	AEP ENERGY INC	SOLAR POWER	101.2100.43810	701.78
		198871	419-21493194		SOLAR POWER	101.2200.43810	701.77
		198871	419-21493194		SOLAR POWER	240.5500.43810	2,929.87
		198871	419-21493194		SOLAR POWER	701.9950.43810	1,551.76
							5,885.18
05/09/2024	MAIN	198872	214906	AMERICAN CYLINDER INC	ANNUAL FIRE EXTGR SVC CERT-CITY HAL	101.1940.44000	117.88
05/09/2024	MAIN	198873	040124	ARVIG ENTERPRISES, INC	INTERNET 0424	101.1110.43250	16.54
		198873	040124		INTERNET 0424	101.1320.43250	23.00
		198873	040124		INTERNET 0424	101.1510.43250	35.95
		198873	040124		INTERNET 0424	101.1940.43250	2.88
		198873	040124		INTERNET 0424	101.2100.43250	
		198873	040124		INTERNET 0424	101.2200.43250	
		198873	040124		INTERNET 0424	101.3100.43250	40.26

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
 CHECK DATE FROM 04/19/2024 - 05/09/2024

Item 14.

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		198873	040124		INTERNET 0424	101.3121.43250	12.94
		198873	040124		INTERNET 0424	101.5000.43250	7.19
		198873	040124		INTERNET 0424	101.5129.43250	23.00
		198873	040124		INTERNET 0424	101.5200.43250	7.19
		198873	040124		INTERNET 0424	201.2400.43250	7.19
		198873	040124		INTERNET 0424	204.6314.43250	16.54
		198873	040124		INTERNET 0424	225.9844.43250	7.19
		198873	040124		INTERNET 0424	240.5500.43250	136.60
		198873	040124		INTERNET 0424	601.9600.43250	7.19
		198873	040124		INTERNET 0424	602.9600.43250	7.19
		198873	040124		INTERNET 0424	609.9791.43250	46.73
		198873	040124		INTERNET 0424	609.9792.43250	30.20
		198873	040124		INTERNET 0424	609.9793.43250	20.13
		198873	040124		INTERNET 0424	701.9950.43250	7.19
		198873	040124		INTERNET 0424	720.9980.43250	90.58
							718.95
05/09/2024	MAIN	198874	2038219417	BAKER & TAYLOR	BOOK ORDER	240.5500.42180	7.95
		198874	2038232525		BOOK ORDER	240.5500.42180	189.84
		198874	2038211552		BOOK ORDER	240.5500.42180	273.71
		198874	2038230871		BOOK ORDER	240.5500.42180	772.69
		198874	2038240680		BOOK ORDER	240.5500.42180	674.75
							1,918.94
05/09/2024	MAIN	198875	EQUIPINV_047493	BAYCOM INC	TOUGHBOOKS, DOCKS, KEYBOARD	101.2200.42011	13,745.00
05/09/2024	MAIN	198876	7635722695	CENTURYLINK	763-572-2695	609.9791.43210	66.30
05/09/2024	MAIN	198877	470513-00	CHAMBERLAIN OIL COMPANY INC	PURUS, ATF	701.0000.14120	510.96
05/09/2024	MAIN	198878	4191235255	CINTAS INC	TOWELS, AIR FRESH, MATS 050124	101.2100.44020	43.85
		198878	4191235255		TOWELS, AIR FRESH, MATS 050124	101.2200.44020	25.00
		198878	4191071605		MOPS JPM 043024	101.5129.44020	38.29
		198878	4191020549		SHOP TOWELS, MATS, UNIFORMS 042924	701.9950.42172	31.99
		198878	4191020549		SHOP TOWELS, MATS, UNIFORMS 042924	701.9950.44020	30.45
							169.58
05/09/2024	MAIN	198879	IN58105	CITY OF ST PAUL	PDI TRNG COURSE, LEADING WITHOUT RA	101.2100.43105	300.00
05/09/2024	MAIN	198880	042724	COLEMAN/ELAINE	REFUND DAMAGE DEPOSIT	101.0000.20810	30.06
		198880	042724		REFUND DAMAGE DEPOSIT	101.0000.34781	369.94
							400.00
05/09/2024	MAIN	198881	2009856	CRYSTAL SPRINGS ICE LLC	042624 INV	609.0000.14500	
		198881	2009857		042624 INV	609.0000.14500	395.76

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		198881	2009859		042624 INV	609.0000.14500	365.73
		198881	2009857		042624 INV	609.9791.42199	4.00
		198881	2009859		042624 INV	609.9792.42199	4.00
		198881	2009856		042624 INV	609.9793.42199	4.00
							972.59
05/09/2024	MAIN	198882	IN-3566	DANGEROUS MAN BREWING CO LL	050124 INV	609.0000.14500	209.00
05/09/2024	MAIN	198883	2405537	EBSCO PUBLISHING	MOTOR TREND RATE ADJUSTMENT	240.5500.42181	5.50
		198883	2404655		MOTHER EARTH NEWS RATE ADJUSTMENT	240.5500.42181	22.00
		198883	2405084		THIS OLD HOUSE RATE ADJUSTMENT	240.5500.42181	(19.95)
							7.55
05/09/2024	MAIN	198884	96778	EHLERS & ASSOCIATES INC	TIF CONSULTING ALATUS	393.7000.43050	465.00
05/09/2024	MAIN	198885	042424	FARAH/IBRAHIM	LUNCH 042424	101.2100.43320	9.20
05/09/2024	MAIN	198886	042424	FARAH/MOHAMMED	LUNCH 042424	101.2100.43320	8.50
05/09/2024	MAIN	198887	116359972	FLEETPRIDE INC	PIGTAIL WIRING	701.0000.14120	3.24
		198887	116270663		FILTERS	701.0000.14120	64.00
		198887	116415459		FILTER	701.0000.14120	21.90
		198887	116273666		FILTERS	701.0000.14120	162.06
		198887	116259703		FILTERS	701.0000.14120	22.68
							273.88
05/09/2024	MAIN	198888	INV03148	FRIDLEY/CITY OF	53RD AVE ROUNDABOUT SAFETY PROJECT	415.6400.43050.2305	406,398.31
		198888	INV03149		53RD AVE ROUNDABOUT SAFETY PROJECT	415.9999.43050.2007	94,948.18
							501,346.49
05/09/2024	MAIN	198889	4342-961255	GENUINE PARTS/NAPA AUTO	SPARK PLUGS	701.0000.14120	11.36
05/09/2024	MAIN	198890	ORD-9009	GLOBAL RESERVE LLC	042424 INV	609.0000.14500	392.00
		198890	ORD-9122		050124 INV	609.0000.14500	188.00
							580.00
05/09/2024	MAIN	198891	MN00147046	GRAPE BEGINNINGS INC	042324 INV	609.0000.14500	516.00
		198891	MN00147046		042324 INV	609.9791.42199	1.00
							517.00
05/09/2024	MAIN	198892	41052064019	GREAT LAKES COCA-COLA DISTRI	042924 INV	609.0000.14500	861.06
05/09/2024	MAIN	198893	043024	H M PROPERTIES LLC	FIRE SUPPRESION GRANT	408.6418.44600	47,127.50
05/09/2024	MAIN	198894	710570	HOHENSTEINS INC	042624 INV	609.0000.14500	2,
		198894	712846		050324 INV	609.0000.14500	2,

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
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Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		198894	712847		050324 INV	609.0000.14500	4,812.80
							9,736.00
05/09/2024	MAIN	198895	2413064-F	J. BECHER & ASSOC INC	REPLACE BALLAST-MURZYN HALL PARKING	101.5129.44020	515.96
05/09/2024	MAIN	198896	INV047868	LAKE RESTORATION INC	EMERGENT VEGETATION - SILVER LAKE	604.9600.44000	2,000.00
05/09/2024	MAIN	198897	050624	LEAGUE OF MN CITIES INS TRU:2024	WORKERS COMP INSTALLMENT #2	884.9940.41510	91,370.00
05/09/2024	MAIN	198898	18291	LUCID BREWING LLC	042424 INV	609.0000.14500	135.00
05/09/2024	MAIN	198899	381087	M AMUNDSON CIGAR & CANDY CO	041924 INV	609.0000.14500	2,318.06
		198899	381086		041924 INV	609.0000.14500	1,068.49
		198899	381088		041924 INV	609.0000.14500	1,672.48
							5,059.03
05/09/2024	MAIN	198900	35088	MAIN STREET DESIGN	USA FLAGS	212.3190.42171	348.52
		198900	35632		USA FLAGS	212.3190.42171	696.34
							1,044.86
05/09/2024	MAIN	198901	INV12397844	MARCO, INC	COPY MAINT 041524-051424	240.5500.44000	217.49
05/09/2024	MAIN	198902	INV1215970	MAVERICK BEVERAGE COMPANY M:	040924 INV	609.0000.14500	464.04
		198902	INV1225255		042324 INV	609.0000.14500	247.50
		198902	CM126988		04122024 INV	609.0000.14500	(240.00)
		198902	INV1215970		040924 INV	609.9791.42199	3.00
		198902	INV1225255		042324 INV	609.9791.42199	1.50
		198902	CM126988		04122024 INV	609.9791.42199	(1.50)
							474.54
05/09/2024	MAIN	198903	745640	MCDONALD DISTRIBUTING CO	050324 INV	609.0000.14500	286.25
05/09/2024	MAIN	198904	7883	MENARDS CASHWAY LUMBER-FRIDHAMMER,	TWINE	101.5001.43050	27.14
		198904	7719		BIKE TUBES	701.9950.42171	27.84
							54.98
05/09/2024	MAIN	198905	828059	MIDWAY FORD	SOLENOID, BUSHING	701.0000.14120	148.64
05/09/2024	MAIN	198906	E-50384	MODIST BREWING CO LLC	050224 INV	609.0000.14500	212.00
05/09/2024	MAIN	198907	042624	O'DONNELL/KELLY	YOGA, MEDITATION 031824-042224	101.5001.43050	482.80
05/09/2024	MAIN	198908	360272240001	OFFICE DEPOT	COPY PAPER, PENS, TAPE DISP, STAPLE	101.2100.42000	99.69
05/09/2024	MAIN	198909	IN-567	OLIPHANT BREWING LLC	050124 INV	609.0000.14500	520.00
05/09/2024	MAIN	198910	0001702967	ON SITE SANITATION INC	SATELLITE RENT-LOMIANKI	101.5200.44100	
		198910	0001702966		SATELLITE RENT-HUSET	101.5200.44100	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
 CHECK DATE FROM 04/19/2024 - 05/09/2024

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Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		198910	0001702965		SATELLITE RENT-SILVER LAKE	101.5200.44100	130.36
		198910	0001702964		SATELLITE RENT-RAMSEDELL	101.5200.44100	130.36
							517.94
05/09/2024	MAIN	198911	10357622-2024	PIONEER PRESS	52 WEEK SUBSCRIPTION	240.5500.42181	1,693.00
05/09/2024	MAIN	198912	2017052241	RED BULL DISTRIBUTION CO IN	050124 INV	609.0000.14500	210.00
05/09/2024	MAIN	198913	0022915	ROHN INDUSTRIES INC	SHREDDING 042224	101.2100.44000	36.75
		198913	0022915		SHREDDING 042224	101.2200.44000	8.95
							45.70
05/09/2024	MAIN	198914	BP009-2024	SHOREVIEW HUNKS LLC	BULK, APPLIANCE, ELECTRONICS PICKUP	603.9510.42910	2,210.00
		198914	BP009-2024		BULK, APPLIANCE, ELECTRONICS PICKUP	603.9510.42920	715.00
		198914	YW004-2024		YARD WASTE PICKUP 042224-042624	603.9510.42930	9,951.30
		198914	BP009-2024		BULK, APPLIANCE, ELECTRONICS PICKUP	603.9540.43050	525.00
							13,401.30
05/09/2024	MAIN	198915	6001290634	STAPLES ADVANTAGE	TONER, COPY PAPER, 3 RING BINDERS,	101.1940.42000	305.07
05/09/2024	MAIN	198916	55092	STEEL TOE BREWING LLC	050224 INV	609.0000.14500	160.00
05/09/2024	MAIN	198917	I1696571	STREICHER'S GUN'S INC/DON	VEST CARRIER, NAME TAG	101.2100.42172	283.99
		198917	I1696578		VEST CARRIER, NAME TAG	101.2100.42172	283.99
							567.98
05/09/2024	MAIN	198918	E-36225	URBAN GROWLER BREWING CO LL	050124 INV	609.0000.14500	210.00
05/09/2024	MAIN	198919	6261	VENN BREWING COMPANY	043024 INV	609.0000.14500	257.83
05/09/2024	MAIN	198920	0350279-IN	VINOCOPIA INC	050224 INV	609.0000.14500	836.25
		198920	0350271-IN		050224 INV	609.0000.14500	1,265.00
		198920	0350279-IN		050224 INV	609.9791.42199	16.00
		198920	0350271-IN		050224 INV	609.9792.42199	30.00
							2,147.25
05/09/2024	MAIN	198921	042424	WOOD/TABITHA	LUNCH 042424	101.2100.43320	12.19
05/09/2024	MAIN	198922	R-024721-000-2	WSB & ASSOCIATES INC	SULLIVAN LAKE TRAIL CONCEPT	412.5200.43050	1,800.00
05/09/2024	MAIN	198923	1103708038	XCEL ENERGY (N S P)	51-0013562395-2	101.3160.43810	10.73
		198923	1103708929		51-4159572-0	101.3160.43810	9.67
		198923	1102542276		51-7085831-0	101.9200.43810	716.33
		198923	1103333458		51-0012949181-3	601.9600.43810	745.62
							1,624,306.23
TOTAL - ALL FUNDS					TOTAL OF 253 CHECKS		

Check Register Report For City Of Columbia Heights
 For Check Dates 04/06/2024 to 05/09/2024

Item 14.

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
04/19/2024	PR	100379	UNION 49	630.00	630.00	0.00	Open
04/19/2024	PR	100380	SUN LIFE FINANCIAL - DENTAL INSURANCE	3,790.77	3,790.77	0.00	Open
04/19/2024	PR	100381	MEDICA HEALTH PLANS	2,303.00	2,303.00	0.00	Open
04/19/2024	PR	100382	MEDICA	156,415.37	156,415.37	0.00	Open
04/19/2024	PR	100383	MEDICA	329.00	329.00	0.00	Open
04/19/2024	PR	100384	NCPERS GROUP LIFE INS MBR BEN	640.00	640.00	0.00	Open
04/19/2024	PR	100385	SUN LIFE FINANCIAL - LONG TERM DISABILIT	2,187.90	2,187.90	0.00	Open
04/19/2024	PR	100386	SUN LIFE FINANCIAL - LIFE INSURANCE	1,771.56	1,771.56	0.00	Open
04/19/2024	PR	100387	SUN LIFE FINANCIAL - SHORT TERM DISABILI	1,458.00	1,458.00	0.00	Open
04/19/2024	PR	100388	FIDELITY SECURITY LIFE INSURANCE COMPANY	525.32	525.32	0.00	Open
04/19/2024	PR	100390	SUN LIFE FINANCIAL - DENTAL INSURANCE	2,447.90	2,447.90	0.00	Open
05/03/2024	PR	100397	LELS #311 OFFICERS UNION	1,480.50	1,480.50	0.00	Open
05/03/2024	PR	100398	LELS #342 SERGEANT UNION	282.00	282.00	0.00	Open
04/19/2024	PR	EFT1204	COL HTS LOCAL 1216	200.00	200.00	0.00	Open
04/19/2024	PR	EFT1205	AFSCME COUNCIL 5	432.16	432.16	0.00	Open
04/19/2024	PR	EFT1206	MSRS MNDGP PLAN 650251	2,530.57	2,530.57	0.00	Open
04/19/2024	PR	EFT1207	HSA BANK	8,696.82	8,696.82	0.00	Open
04/19/2024	PR	EFT1208	COL HGTS POLICE ASSN	170.00	170.00	0.00	Open
04/19/2024	PR	EFT1209	IRS	93,103.18	93,103.18	0.00	Open
04/19/2024	PR	EFT1210	MISSION SQUARE 401 (ROTH)	2,542.59	2,542.59	0.00	Open
04/19/2024	PR	EFT1211	MISSION SQUARE 457(B)	19,034.36	19,034.36	0.00	Open
04/19/2024	PR	EFT1212	MISSION SQUARE RHS	9,552.44	9,552.44	0.00	Open
04/19/2024	PR	EFT1213	PERA 397400	92,292.89	92,292.89	0.00	Open
04/19/2024	PR	EFT1214	STATE OF MN TAX	19,707.81	19,707.81	0.00	Open
04/19/2024	PR	EFT1215	PROXIMAL	1,630.58	1,630.58	0.00	Open
04/19/2024	PR	EFT1216	IRS	515.83	515.83	0.00	Open
04/19/2024	PR	EFT1217	MISSION SQUARE 457(B)	46.16	46.16	0.00	Open
04/19/2024	PR	EFT1218	PERA 397400	1,062.62	1,062.62	0.00	Open
04/19/2024	PR	EFT1219	STATE OF MN TAX	170.32	170.32	0.00	Open
05/03/2024	PR	EFT1220	COL HTS LOCAL 1216	200.00	200.00	0.00	Open

Check Register Report For City Of Columbia Heights
 For Check Dates 04/06/2024 to 05/09/2024

Item 14.

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
05/03/2024	PR	EFT1221	COLHTS FIREFIGHTER ASSN	270.00	270.00	0.00	Open
05/03/2024	PR	EFT1222	MSRS MNDCP PLAN 650251	1,949.71	1,949.71	0.00	Open
05/03/2024	PR	EFT1223	HSA BANK	8,872.46	8,872.46	0.00	Open
05/03/2024	PR	EFT1224	PMA UNION DUES	60.00	60.00	0.00	Open
05/03/2024	PR	EFT1225	COL HGTS POLICE ASSN	161.00	161.00	0.00	Open
05/03/2024	PR	EFT1226	IRS	95,885.73	95,885.73	0.00	Open
05/03/2024	PR	EFT1227	MISSION SQUARE 401 (ROTH)	2,542.59	2,542.59	0.00	Open
05/03/2024	PR	EFT1228	MISSION SQUARE 457(B)	18,430.26	18,430.26	0.00	Open
05/03/2024	PR	EFT1229	MISSION SQUARE RHS	35,133.61	35,133.61	0.00	Open
05/03/2024	PR	EFT1230	PERA 397400	89,133.41	89,133.41	0.00	Open
05/03/2024	PR	EFT1231	STATE OF MN TAX	19,958.27	19,958.27	0.00	Open
05/03/2024	PR	EFT1232	IRS	525.99	525.99	0.00	Open
05/03/2024	PR	EFT1233	PERA 397400	1,062.62	1,062.62	0.00	Open
05/03/2024	PR	EFT1234	STATE OF MN TAX	173.45	173.45	0.00	Open
Totals:			Number of Checks: 044	700,308.75	700,308.75	0.00	
Total Physical Checks:			13				
Total Check Stubs:			31				



CITY COUNCIL MEETING

AGENDA SECTION	PUBLIC HEARINGS
MEETING DATE	05/13/2024

ITEM:	First Reading of Ordinance 1698, Creating a Housing Trust Fund Within the City of Columbia Heights, and Designating the EDA as the Fund’s Administrator.		
DEPARTMENT:	Community Development	BY/DATE:	Mitchell Forney, 5-9-24
CORE CITY STRATEGIES:	<ul style="list-style-type: none"> <input type="checkbox"/> Healthy and Safe Community <input checked="" type="checkbox"/> Thriving and Vibrant Destination Community <input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly <input type="checkbox"/> Strong Infrastructure and Public Services <input type="checkbox"/> Trusted and Engaged Leadership <input type="checkbox"/> Sustainable 		

BACKGROUND

During the 2023 legislative session, the Minnesota legislature passed an omnibus housing finance bill (HF2335/SF 2566). The bill earmarked millions of dollars for a variety of agencies and programs dedicated to the current issues in the housing market. Article 5 of the bill established the metropolitan region sales and use tax. This tax required the Metropolitan Council to impose a metro sales tax of 0.25% on sales made in the metropolitan counties or to a destination in the metropolitan counties. Funds received from the tax are distributed: 25% to the state’s rental assistance program, 25% to the metropolitan city aid account, and 50% to the metropolitan county aid account.

The metropolitan city account disburses local affordable housing aid to cities via distribution factors. Calculations made as of June 30th 2023, expect Columbia Heights to receive \$260,089 annually. These numbers are preliminary, and the City will not know how much it is set to receive until the funds are released in June or July. These funds must be used for affordable housing initiatives or projects and must qualify under the law. “Article 5, section 3, subd. 4 defines qualifying projects to include emergency rental assistance for households earning less than 80% of area median income, financial support to nonprofit housing providers, construction, acquisition, rehabilitation, permanent financing, interest rate reduction, refinancing, and gap financing of housing. Homeownership projects are limited to units affordable to those at 115% of greater of state or area median income and 80% of greater area of greater of state or area median income for rental housing projects.” (LMC 2023 Legislative Session Summary)

State law also establishes that all funds must be spent on qualifying projects by December 31 of the third year after the aid was received. This requirement can be bypassed if: the city can prove that by no fault of its own it could not expend all the funds, the city places the received funds into a housing trust fund, and the funds used from the trust fund go to qualified projects.

In speaking with other cities and our public finance consultants at Ehlers, all agree that the first step in responding to the new law is to establish a housing trust fund and, upon receipt of the funds, transfer them into the trust fund. As stated above this is a major step in proving the City has “spent” the funds. Which allows

the City more time to distribute the funds on qualifying projects. Cities are given the right to establish Housing Trust Funds in section 462C.16 of state statute.

Ordinance 1698 establishes the framework for the City's Local Housing Trust Fund which contains a set of rules and regulations regarding the administration of the fund. These rules are established in compliance with state law and the requirements set by the Minnesota Housing Finance Agency (MHFA) for their Local Housing Trust Fund Grants. MHFA also received \$4,800,000 money from 2023 legislative session for their Local Housing Trust Fund Grants. The Local Housing Trust Fund Grant program is stricter than the affordable housing sales tax funds, but staff see the local housing trust funds purpose as a tool to develop and maintain affordable housing. This also opens the fund for application to the Local Housing Trust Fund Grants. The EDA will discuss applying to the grant program after establishment of the fund.

Ordinance 1698 also designates the EDA as the administrator of the fund. The City's HRA has delegated its powers to the EDA making the EDA best suited to administer the programs and projects the fund will be used for. In the past the EDA has established and administered the City's housing initiatives.

RECOMMENDED MOTION(S):

MOTION: Move to close the hearing and waive the reading of Ordinance No. 1698, there being ample copies available to the public.

MOTION: Move to set the second reading of Ordinance No. 1698, being an ordinance establishing a Housing Trust Fund, and designating the Columbia Heights Economic Development Authority as the administrator of the fund, for May 28th, 2024, at approximately 6:00 p.m. in the Council Chambers.

ATTACHMENT(S):

- 1. Ordinance 1698**
- 2. Public Hearing Notice of Ordinance 1698**

ORDINANCE NO. 1698**BEING AN ORDINANCE ESTABLISHING A LOCAL HOUSING TRUST FUND AND DESIGNATING THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY AS THE ADMINISTRATOR OF THE FUND**

The City of Columbia Heights does ordain:

(a) Preamble.

To provide the City of Columbia Heights (the “City”) with additional tools to support the rehabilitation and preservation of existing affordable housing within the City, and promote the development of additional affordable housing within the City, the City has determined to create a Local Housing Trust Fund.

(b) Establishing a Local Housing Trust Fund.

Pursuant to the authority granted to the City under Minnesota Statutes section 462C.16, a local housing trust fund is established in the City (the “Local Housing Trust Fund”).

(c) Funding Sources.

The Local Housing Trust Fund shall be funded, in part, by an annual allocation of funds from the local affordable housing aid received from the Metropolitan Region Sales and Use Tax established in Minnesota Statutes section 297A.9925 and administered via Minnesota Statutes section 477A.35, as approved by the City Council (the “Affordable Housing Aid”). Other sources of funding may include, but are not limited to:

1. donations;
2. bond proceeds;
3. grants and loans from a state, federal, or private source, including the Minnesota Housing Finance Agency’s Local Housing Trust Fund Grants Program (the “Grant Program”);
4. appropriations by a local government;
5. investment earnings of the Local Housing Trust Fund; and
6. housing and redevelopment authority levies.

(d) Purpose of Local Housing Trust Fund.

The City may use funds from the Local Housing Trust Fund to administer to or assist proposed projects or programs to develop or preserve affordable housing for persons of very low to moderate income, whose income does not exceed 115% of the most recent total median family income for Minnesota issued by the Department of Housing and Urban Development, as required by the Grant Program. Affordable Housing Aid funds must be used in accordance with the affordability and other requirements of Minnesota Statutes section 477A.35. In addition to any specific requirements of Minnesota Statutes section 477A.35 or the Grant Program, funds in the Local Housing Trust Fund may be used only to:

1. pay for administrative expenses, but not more than ten percent of the balance of the funds in the Local Housing Trust Fund may be spent on administration;
2. make grants, loans, and loan guarantees for the development, rehabilitation, or financing of housing;
3. match other funds from federal, state, or private resources for housing projects; or
4. provide down payment assistance, rental assistance, and home buyer counseling services.

(e) Administration of Affordable Housing Trust Fund.

The Economic Development Authority of Columbia Heights, Minnesota (the "EDA") shall administer the Affordable Housing Trust Fund on behalf of the City.

The EDA shall determine the terms and conditions of grants, loans, and loan guarantees for the development, rehabilitation, or financing of housing from the Affordable Housing Trust Fund, including the appropriate security and interest, if any, and whether repayment is required. Interest on loans and grants shall be as established by the EDA from time to time or at the time of approval of a specific project or program.

The EDA shall report annually to the City on the use of the funds in the Affordable Housing Trust Fund, including the number of loans and grants made, the number and types of residential units assisted, and the number of households for which rental assistance, down payment assistance or home buyer counseling services were provided. The City shall post the annual report on its Website.

(f) Council Action.

The City Council of the City of Columbia Heights hereby ordains the establishment and implementation of the Affordable Housing Trust Fund.

(g) Effective Date.

This ordinance shall be in full force and effect 30 days after the date of its passage.

First Reading:

Offered by:

Seconded by:

Roll Call:

Second Reading:

Offered by:

Seconded by:

Roll Call:

Date of Passage:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary



Not Actual Size

**CITY OF
COLUMBIA HEIGHTS
ANOKA COUNTY
STATE OF MINNESOTA
NOTICE OF
PUBLIC HEARING**

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

NOTICE IS HEREBY GIVEN that the City Council of the City of Columbia Heights, Anoka County, State of Minnesota, will hold a public hearing on May 13th, 2024, at approximately 6:00 P.M. at the Columbia Heights City Council Chambers in City Hall, 3989 Central Avenue NE, Columbia Heights, Minnesota, related to the order of business as follows:

First Reading of ORDINANCE NO. 1698

BEING AN ORDINANCE ESTABLISHING A LOCAL HOUSING TRUST FUND

Ordinance 1698 establishes a local housing trust fund which, when funded, will provide the City with additional tools to support the rehabilitation and preservation of existing affordable housing. Establishing a local housing trust fund allows the city to apply for and administer certain grants and other housing related opportunities. Funds added to the Trust fund will be discussed via resolution at a later date.

Copies of all documents relating to the proposed Ordinance No. 1698 are on file and available for public inspection at the office of the Community Development Department in City Hall during regular business hours.

All interested persons may appear at the hearing and present their views orally or prior to the meeting in writing. For questions or to submit a view in writing, contact Mitchell Forney, Community Development Coordinator at (763) 706-3674 or mforney@columbiaheightsmn.gov.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF COLUMBIA HEIGHTS, MINNESOTA

Published in
The Life
May 3, 2024
1392083

Date: 04/30/24
Account #: 414681
Customer: CITY OF COLUMBIA HEIGHTS
Address: 3989 CENTRAL AVE NE
COLUMBIA HEIGHTS
Telephone: (763) 767-6580
Fax: (763) 706-3637

Publications:
BSLP Col Hght Frid Life

Ad ID: 1392083
Copy Line: May 13 PH 1st Reading Ordinanc
PO Number:
Start: 05/03/24
Stop: 05/03/2024
Total Cost: \$86.25
of Lines: 67
Total Depth: 7.472
of Inserts: 1
Ad Class: 150
Phone # (763) 691-6000
Email: publicnotice@apgecm.com
Rep No: CA700

Contract-Gross



CITY COUNCIL MEETING

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	MAY 13, 2024

ITEM:	Consideration of a Rental License Exemption for 3857 Quincy Street NE							
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher, City Planner, May 3, 2024						
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td><input type="checkbox"/> Healthy and Safe Community</td> <td><input type="checkbox"/> Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td> <td><input type="checkbox"/> Strong Infrastructure and Public Services</td> </tr> <tr> <td><input checked="" type="checkbox"/> Trusted and Engaged Leadership</td> <td><input type="checkbox"/> Sustainable</td> </tr> </table>			<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services	<input checked="" type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community							
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services							
<input checked="" type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable							

BACKGROUND

On April 17, 2024, the owner of 3857 Quincy Street NE, reached out to the Community Development Department requesting an exemption from the single-family rental density cap. The property is located on Block 143 with six (6) single family rentals out of 38 total single-family units and an allotment of four (4) single family rentals. Attached is the letter that staff received. Section 1 of Ordinance 1685, which established the single-family rental density cap, states that:

“If the number of detached single-family dwellings rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, a property owner may request a temporary license to allow an additional rental property for that block. The City Council may grant or deny a temporary license in its sole discretion. Persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two consecutive years.”

As it is the homeowners’ right to appeal to the Council. Staff brought forth the appeal along with supporting documents for discussion and review.

If approved, Resolution 2024-034 would grant a temporary rental license exemption to the homeowner with a few additional requirements. The homeowner is required to complete the license application process within 3 months from the passage of the resolution. This puts a limit on how long they can take to bring the house into rental compliance if needed. The temporary rental license will be valid for one year from the date that the license is approved. This provides the homeowner and tenant the ability to rent the home for a full one-year lease. After the term of the temporary license, the persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two consecutive years.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2024-034, there being ample copies available to the public.

MOTION: Move to deny Resolution 2024-034, a resolution approving the single-family rental exemption request for the rental application at 3857 Quincy Street NE, Columbia Heights, MN 55421 based on the applicant's inability to produce documents requested at the April 22, 2024 City Council meeting.

ATTACHMENT(S):

- 1. Letter from the Homeowner**
- 2. Resolution 2024-034**
- 3. Location of the property image**
- 4. [Ordinance 1685](#)**

**A RESOLUTION APPROVING SINGLE FAMILY RENTAL EXEMPTION REQUEST FOR THE RENTAL APPLICATION
AT 3857 QUINCY STREET NE, COLUMBIA HEIGHTS, MN 55421**

BE IT RESOLVED BY the City Council (the “Council”) of the City of Columbia Heights, Minnesota (the “City”) as follows:

WHEREAS, on August 14, 2023, the Council approved ordinance 1685 which established a rental density limit for detached single-family rental dwellings by splitting the city into blocks and capping the number of rentals per that block; and

WHEREAS, Ordinance 1685 establishes that applicants that are not allowed to obtain a single-family rental license because of the density limits will be able to request an exemption and the Council has sole discretion to grant the exemption requests for a span of one year, if the situation lasts longer than a year, the applicant can re-apply for the temporary license but a property owner is only allowed a temporary license for no more than two years; and,

WHEREAS, the City has received a request from the owner of 3857 Quincy Street NE, Columbia Heights, MN 55421 to make an exception for the property and allow a new rental license to be issued.

NOW, THEREFORE, BE IT RESOLVED, the City does hereby approve the exemption request for 3857 Quincy Street NE, Columbia Heights, MN 55421, allowing the homeowner to apply for a temporary one-year rental license, with the addition of the following requirements.

1. The owner of 3857 Quincy Street NE, Columbia Heights, MN 55421 must apply for and complete the licensing process, to receive the temporary license, within 3 months of the passage of this resolution.
2. The temporary rental license shall be valid for the period of one year after the date that the license has been approved.
3. After the one-year term of the temporary license, the rental license will be revoked, and the property owner may re-apply for the temporary license again for no more than a period of two years for the same property.

ORDER OF COUNCIL

Passed this _____ day of _____, 2024

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

Regarding occupancy

This property is an investment purchase and I will not reside at this property for more than 14 days out of the year.

Regarding payments:

\$18.37 is for Apple music. See attached Google payment receipts for those months you requested.

Thank you,

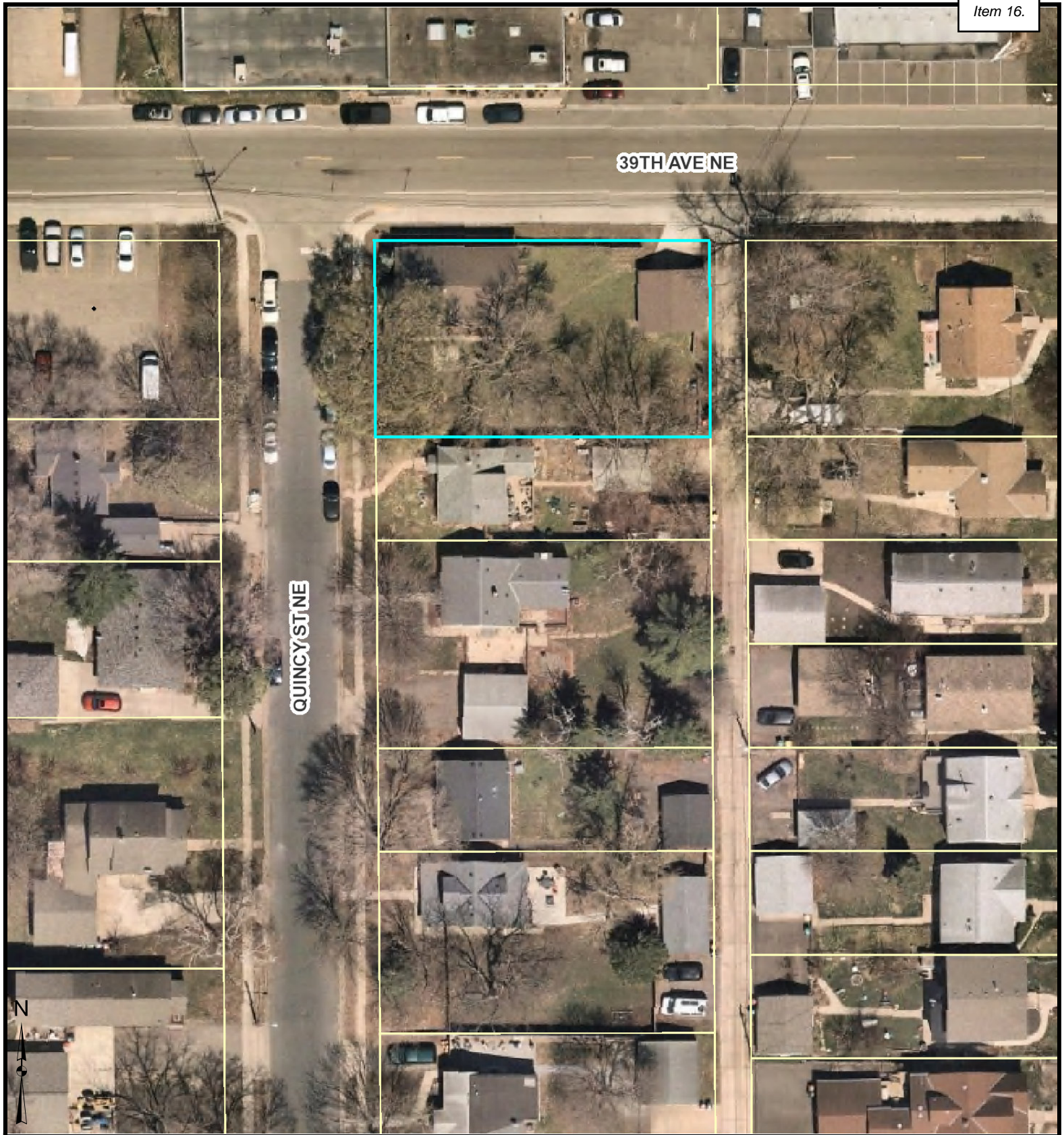
Absaar Hadi

DocuSigned by:
Absaar Hadi
5DEFCE256D75436...

1/23/2024

Anoka County Parcel Viewer

Item 16.



Parcel Information:

35-30-24-44-0072
3857 QUINCY ST NE
COLUMBIA HEIGHTS
MN 55421

Plat: COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS

Approx. Acres: 0.22
Commissioner: MANDY MEISNER

Owner Information:

HADI ABSAAR
11383 FERGUS ST NE UNIT D
BLAINE
MN
55449



ORDINANCE NO. 1685

BEING AN ORDINANCE AMENDING CHAPTER 5A ARTICLE IV OF THE COLUMBIA HEIGHTS CITY CODE TO REGULATE RENTAL DENSITY FOR DETACHED SINGLE-FAMILY RENTAL DWELLINGS

The City of Columbia Heights does ordain:

Section 1

5A.401 of the Columbia Heights City Code is hereby amended to read as follows, to wit:

5A.401 OCCUPANCY LICENSE REQUIRED.

(A) No person, firm, government agency or corporation shall own a premises that is rented, leased, let, or used for any type of occupancy in the ~~city~~ City without having first obtained an occupancy license (license) as hereinafter provided and outlined in the Property Maintenance Inspection Policy. Each such license shall register annually with the ~~city~~ City. If the license is denied, no occupancy of a premises, then vacant or which become vacant, is permitted until a license has been issued. Apartment units within an unlicensed apartment building for which a license application has been made and which units are in compliance with this chapter may be occupied provided that the unlicensed units within the apartment building do not create a hazard to the health and safety of persons in occupied units.

(B) Rental Density for Detached Single-Family Dwellings.

- (1) In any zoning district, the quantity of detached single-family dwellings eligible to obtain a rental occupancy license on any block shall not exceed the number prescribed in Table 1, unless a temporary license is granted by the City Council as provided herein. Table 1 indicates how many detached single-family dwellings per block are able to be licensed as a rental property based on the number of detached single-family dwellings that exist in a block.

TABLE 1

Lots/Block	Rental Units Allowed
1-14	1
15-24	2
25-34	3
35-44	4
45-54	5
55-64	6
65-74	7
75-84	8
85-94	9

- (2) The following guidelines shall apply to determine eligible detached single-family dwellings, blocks and lots:
 - (a) For the purposes of this section, a BLOCK shall be defined as an area of land enclosed within the perimeter of streets, watercourses, public parks, municipally owned lots, and City boundaries and further defined by an official map maintained by the City.

- (b) This section shall apply to legally conforming lots of record and legally nonconforming lots of record. For the purposes of this section, lots of record may also be referred to as PROPERTIES, PROPERTY, or LOTS.
 - (c) If a block contains more than one type of residential dwelling, only lots that contain detached single-family dwellings shall be included in the calculation of the total number of lots per block.
 - (d) Two-family, town home, twinhome, multiple-family, commercial, public, institutional, and industrial uses located in any zoning district shall not be included in the calculation of the total number of lots per block.
- (3) If the number of detached single-family rental dwellings meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, no additional detached single-family dwelling rental licenses shall be approved for the block, unless a temporary license is granted by the City Council as provided herein. Existing detached single-family dwelling rental licenses may be renewed; however, should a rental license not be renewed, terminated due to the sale of a property by the current license holder, transfer of property ownership occurs, or if the rental license is revoked or lapses, the rental license shall not be reinstated unless it is in conformance with this section and other applicable sections of the City Code.
- (4) If the number of detached single-family dwelling rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, a property owner may request a temporary license to allow an additional rental property for that block. The City Council may grant or deny a temporary license in its sole discretion. Persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two consecutive years.

(C) Exception. Owner occupied Single-family home occupancies.

(Ord. 1532, passed 11-26-07; Ord. 1685, passed 08-14-23)

Section 2

This ordinance shall be in full force and effective from and after 30 days after its passage.

First Reading: July 24, 2023

Offered by: Jacobs

Seconded by: Spriggs

Roll Call: All Ayes

Second Reading: August 14, 2023

Offered by: Buesgens

Seconded by: Jacobs

Roll Call: Jacobs, James, Buesgens, Márquez Simula: Aye

Spriggs: No

Date of Passage: August 14, 2023


Amada Márquez Simula, Mayor

Attest:



Sara Ion, City Clerk/Council Secretary

SUMMARY OF ORDINANCE NO. 1685

BEING AN ORDINANCE AMENDING CHAPTER 5A ARTICLE IV OF THE COLUMBIA HEIGHTS CITY CODE TO REGULATE RENTAL DENSITY FOR DETACHED SINGLE-FAMILY RENTAL DWELLINGS

The City Council for the City of Columbia Heights, Minnesota adopted Ordinance No. 1685 on August 14, 2023.

The purpose of this ordinance is to establish, upon passage, a per-block rental density cap on single-family rental dwellings. The ordinance amends Chapter Five of Columbia Heights City Code creating the rental density cap while establishing exemption procedures and cap implementation processes. The rental density cap splits the city into blocks and caps the number of rental properties per that block. If someone applies for a single-family rental license, they will be required to meet the cap in order to obtain a rental license. The official number of rentals per block is outlined in Table 1 of the ordinance. Applicants that are not allowed to obtain a single-family rental license because of the density limits, will be able to request an exemption. It will be up to the Council’s sole discretion to grant the exemption requests. Granted exemptions will be able to obtain a temporary license for the span of one year. For situations lasting more than a year the applicant can re-apply for the temporary license but a property owner is only allowed to have a temporary license for no more than two years. Temporary licenses will still be required to meet all building health and safety standards. Single-family rental applications are distributed on a first come first serve basis.

This is a summary of Ordinance No. 1685. A copy of the entire text of the Ordinance is available for public inspection during regular office hours at City Hall, by standard or electronic mail, or at www.columbiaheightsmn.gov.

Attest:



Sara Ion, City Clerk/Council Secretary



Amada Márquez Simula, Mayor

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

Rhonda Herberg being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

BSLP Col Hght Frid Life

with the known office of issue being located in the county of:

ANOKA

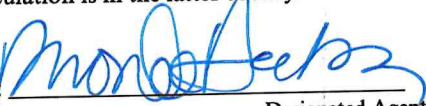
with additional circulation in the counties of:

RAMSEY

and has full knowledge of the facts stated below:

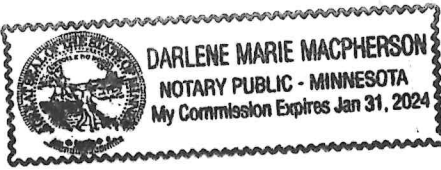
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/25/2023 and the last insertion being on 08/25/2023.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 
Designated Agent

Subscribed and sworn to or affirmed before me on 08/25/2023 by Rhonda Herberg.


Notary Public



Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
\$999.99 per column inch

Ad ID 1336691

CITY OF COLUMBIA HEIGHTS SUMMARY OF ORDINANCE NO. 1685

BEING AN ORDINANCE AMENDING CHAPTER 5A ARTICLE IV OF THE COLUMBIA HEIGHTS CITY CODE TO REGULATE RENTAL DENSITY FOR DETACHED SINGLE-FAMILY RENTAL DWELLINGS

The City Council for the City of Columbia Heights, Minnesota adopted Ordinance No. 1685 on August 14, 2023.

The purpose of this ordinance is to establish, upon passage, a per-block rental density cap on single-family rental dwellings. The ordinance amends Chapter Five of Columbia Heights City Code creating the rental density cap while establishing exemption procedures and cap implementation processes. The rental density cap splits the city into blocks and caps the number of rental properties per that block. If someone applies for a single-family rental license, they will be required to meet the cap in order to obtain a rental license. The official number of rentals per block is outlined in Table 1 of the ordinance. Applicants that are not allowed to obtain a single-family rental license because of the density limits, will be able to request an exemption. It will be up to the Council's sole discretion to grant the exemption requests. Granted exemptions will be able to obtain a temporary license for the span of one year. For situations lasting more than a year the applicant can re-apply for the temporary license but a property owner is only allowed to have a temporary license for no more than two years. Temporary licenses will still be required to meet all building health and safety standards. Single-family rental applications are distributed on a first come first serve basis.

This is a summary of Ordinance No. 1685. A copy of the entire text of the Ordinance is available for public inspection during regular office hours at City Hall, by standard or electronic mail, or at www.columbiaheightsmn.gov.

Attest:
Amada Márquez Simula, Mayor
Sara Ion, City Clerk/Council Secretary

Published in the
The Life
August 25, 2023
1336691

Andrew Boucher

From: Andrew Boucher
Sent: Wednesday, May 1, 2024 3:45 PM
To: Absaar Hadi
Cc: Aaron Chirpich
Subject: RE: 3857 Quincy St NE

Absaar,

I just wanted to touch base and let you know that the next City Council meeting is on May 13, 2024. Do you still plan on applying for the rental density exemption?

Thanks,

Andrew



Andrew Boucher, AICP | City Planner
City of Columbia Heights | Community Development Department
3989 Central Avenue NE | Columbia Heights, MN 55421
aboucher@columbiaheightsmn.gov
Direct: 763-706-3673 | Main: 763-706-3670

From: Absaar Hadi <absaar290@gmail.com>
Sent: Tuesday, April 23, 2024 8:29 AM
To: Andrew Boucher <ABoucher@columbiaheightsmn.gov>
Cc: Sarah LaVoie <SLaVoie@columbiaheightsmn.gov>; Dan O'Brien <DOBrien@columbiaheightsmn.gov>
Subject: Re: 3857 Quincy St NE

Andrew,

Thank you for your help with this. Unfortunately with our baby due in early May, I don't think I will be waiting for the next city council meeting and will explore any other options I can come up with.

If this changes I will let you know.

Can you please provide me with the number to the chairman for my area

On Mon, Apr 22, 2024, 7:27 PM Andrew Boucher <ABoucher@columbiaheightsmn.gov> wrote:

Absaar,

I just wanted to follow up on our conversation, if you can provide me with the mortgage documents, then I can have you on the next City Council meeting scheduled on May 13, 2024.

Let me know if you have any questions,

Thanks,

Andrew

From: Absaar Hadi <absaar290@gmail.com>
Sent: Monday, April 8, 2024 3:45 PM
To: Andrew Boucher <ABoucher@columbiaheightsmn.gov>
Cc: Sarah LaVoie <SLaVoie@columbiaheightsmn.gov>; Dan O'Brien <DOBrien@columbiaheightsmn.gov>
Subject: Re: 3857 Quincy St NE

Andrew,

I would like to apply for an exemption on ordinance number 1685.

My wife and I recently spent our life saving to purchase an investment property in Columbia heights.

While purchasing the house, we signed a contract with the mortgage company that we will not reside in the property more than 14 days per year. We also cannot sell the property within the first year. (Not to mention paying a higher interest rate due to investment category)

We were unaware that our area that we were purchasing a home in exceeded the city limit and we would not be able to get a license.

We would like to get an exemption until our 1 year requirement with our mortgage company is met can sell the property since you expressed we may have problems in the future as well.

We will attend the meeting on April 22nd at 6pm. Please contact me with any questions.

Thank you for your time and consideration.

Attached: statement signed during disclosure that was signed stating I will not reside in the property for more than 14 days a year.

On Mon, Apr 8, 2024, 2:57 PM Andrew Boucher <ABoucher@columbiaheightsmn.gov> wrote:

Absaar,

The property located at 3857 Quincy Street NE is on a block that currently exceeds the single-family rental density capacity, so the City would not be able to accept your rental license application at this time. If you are interested in pursuing a single-family rental density exemption, please see the information below and attached ordinance No. 1685.

Please review the attached ordinance No. 1685 for the Single-Family Rental Density Limit and submit a written narrative if you are interested in pursuing a rental density exemption.

If you look on the City of Columbia Heights' website, under Agendas and Minutes you can find the packets for the following meetings where single-family rental density exemptions were considered;

- October 9 , 2023 (rental exemption was approved)
- November 13, 2023 (rental exemption was denied)

- January 8, 2024 (rental exemption was approved)
- January 22, 2024 (rental exemption was approved)

If the number of detached single-family dwelling rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, a property owner may request a temporary license to allow an additional rental property for that block. The city Council may grant or deny a temporary license in its sole discretion. Persons requesting a temporary license must make an annual application to the City and no property owner shall hold a temporary rental license for the same property for more than two consecutive years.

Let me know if you have any questions,

Thanks,

Andrew

Andrew Boucher, AICP | City Planner

[City of Columbia Heights](#) | Community Development Department

3989 Central Avenue NE | Columbia Heights, MN 55421

aboucher@columbiaheightsmn.gov

Direct: 763-706-3673 | Main: 763-706-3670

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CITY COUNCIL MEETING

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	MAY 13, 2024

ITEM:	Consideration of a Rental License Exemption for 4314 7th Street NE							
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher, City Planner, May 8, 2024						
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td><input type="checkbox"/> Healthy and Safe Community</td> <td><input type="checkbox"/> Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td> <td><input type="checkbox"/> Strong Infrastructure and Public Services</td> </tr> <tr> <td><input checked="" type="checkbox"/> Trusted and Engaged Leadership</td> <td><input type="checkbox"/> Sustainable</td> </tr> </table>			<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services	<input checked="" type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community							
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services							
<input checked="" type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable							

BACKGROUND

On May 1, 2024, the owner of 4314 7th Street NE, reached out to the Community Development Department requesting an exemption from the single-family rental density cap. The property is located on Block 70 with four (4) single family rentals out of 23 total single-family units and an allotment of two (2) single family rentals. Attached is the letter that staff received. Section 1 of Ordinance 1685, which established the single-family rental density cap, states that:

“If the number of detached single-family dwellings rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, a property owner may request a temporary license to allow an additional rental property for that block. The City Council may grant or deny a temporary license in its sole discretion. Persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two consecutive years.”

As it is the homeowners’ right to appeal to the Council. Staff brought forth the appeal along with supporting documents for discussion and review.

If approved, Resolution 2024-038 would grant a temporary rental license exemption to the homeowner with a few additional requirements. The homeowner is required to complete the license application process within 3 months from the passage of the resolution. This puts a limit on how long they can take to bring the house into rental compliance if needed. The temporary rental license will be valid for one year from the date that the license is approved. This provides the homeowner and tenant the ability to rent the home for a full one-year lease. After the term of the temporary license, the persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two consecutive years.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2024-038, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2024-038, a resolution approving the single-family rental exemption request for the rental application at 4314 7th Street NE, Columbia Heights, MN 55421.

ATTACHMENT(S):

- 1. Letter from the Homeowner**
- 2. Resolution 2024-038**
- 3. Location of the property image**
- 4. [Ordinance 1685](#)**

Dear Columbia Heights City Council members,

My name is Rachel Yenke-Martinka, and I am pursuing a single-family rental density exemption. I purchased my home in Columbia Heights in 2023, and am requesting this exception so that I can rent part of my home during the periods of time in which I am traveling for work. I have lived in Minnesota on and off for much of my life, and hope to continue to build a life and community here. I have family and friends nearby, am involved in community activities here, and want to be able to keep strengthening the roots I have already put down.

I travel frequently for work and am often gone for a few months at a time. Until I bought my home here, I lived a somewhat nomadic lifestyle. However, this has always been where I come home to in between trips. I bought my home in Columbia Heights with the intention of renting part of it to others while I'm out of town in order to be able to pay the mortgage and other housing costs, as well as renting to one additional person to live here permanently.

If my request for an exception is granted, and if my application and inspection are approved, my friend Maren Knepp is ready to move in and rent one of the rooms. She has lived in the twin cities for her entire life and also has very deep roots here. We have extensively discussed the logistics of what this arrangement would look like, and she is prepared to be responsible for the home and property when I am gone. If approved, she will be my roommate while I am in town, and continue to live here to manage and supervise my home while I am traveling. When my work requires me to leave town or when I am traveling, she will ensure the house is cared for and be the onsite property manager for those who would rent my bedroom.

I understand the reason for the limit on rental licenses, and support the mission of protecting local renters and community members by preventing large property management companies from coming in and taking over neighborhoods. I have experienced the effects of this firsthand when I lived in uptown. I was unable to renew my lease there because my landlord had sold the house to a company who tore it down to build an apartment building. My request for an exception aligns with your mission and goals because it will allow me to continue to call Columbia Heights my home and support my ability to stay here long-term.

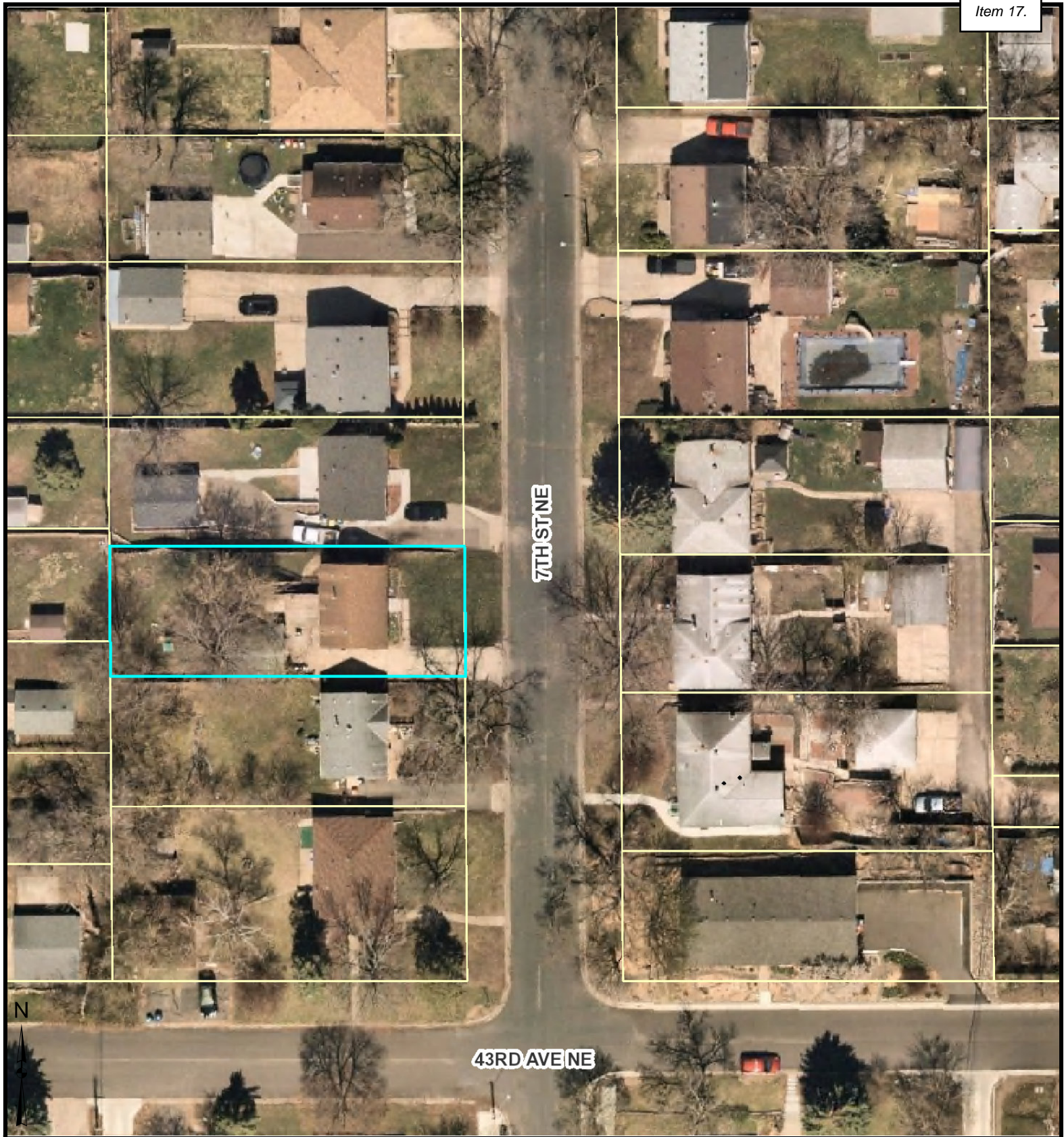
I understand that, if granted, this would simply allow me to apply for a rental license and that I would still need to pass the inspection and meet the other requirements. I also understand that it would be valid for one year, and that I would need to reapply at the end of that year for a maximum of two years. My hope is that by the end of the two years, I will not be required to travel as much for work or rely on supplemental income from someone renting part of my space. I am already looking into professional options that would not require me to leave home as often. I want to stay in my home and grow a family here in Columbia Heights. I am hoping you consider my request for a single-family rental density exception as I work towards that goal.

Thank you for your consideration,

Rachel Yenke-Martinka

Anoka County Parcel Viewer

Item 17.



Parcel Information:

35-30-24-21-0187
4314 7TH ST NE
COLUMBIA HEIGHTS
MN 55421

Approx. Acres: 0.15
Commissioner: MANDY MEISNER

Plat: REARRANGEMENT OF BLOCK B OF COLUMBIA HEIGHTS ANNEX

Owner Information:

YENKO MARTINKA RACHEL ISABEL
4314 7TH ST NE
COLUMBIA HEIGHTS
MN
55421



ORDINANCE NO. 1685

BEING AN ORDINANCE AMENDING CHAPTER 5A ARTICLE IV OF THE COLUMBIA HEIGHTS CITY CODE TO REGULATE RENTAL DENSITY FOR DETACHED SINGLE-FAMILY RENTAL DWELLINGS

The City of Columbia Heights does ordain:

Section 1

5A.401 of the Columbia Heights City Code is hereby amended to read as follows, to wit:

5A.401 OCCUPANCY LICENSE REQUIRED.

(A) No person, firm, government agency or corporation shall own a premises that is rented, leased, let, or used for any type of occupancy in the ~~city~~ City without having first obtained an occupancy license (license) as hereinafter provided and outlined in the Property Maintenance Inspection Policy. Each such license shall register annually with the ~~city~~ City. If the license is denied, no occupancy of a premises, then vacant or which become vacant, is permitted until a license has been issued. Apartment units within an unlicensed apartment building for which a license application has been made and which units are in compliance with this chapter may be occupied provided that the unlicensed units within the apartment building do not create a hazard to the health and safety of persons in occupied units.

(B) Rental Density for Detached Single-Family Dwellings.

- (1) In any zoning district, the quantity of detached single-family dwellings eligible to obtain a rental occupancy license on any block shall not exceed the number prescribed in Table 1, unless a temporary license is granted by the City Council as provided herein. Table 1 indicates how many detached single-family dwellings per block are able to be licensed as a rental property based on the number of detached single-family dwellings that exist in a block.

TABLE 1

Lots/Block	Rental Units Allowed
1-14	1
15-24	2
25-34	3
35-44	4
45-54	5
55-64	6
65-74	7
75-84	8
85-94	9

- (2) The following guidelines shall apply to determine eligible detached single-family dwellings, blocks and lots:
 - (a) For the purposes of this section, a BLOCK shall be defined as an area of land enclosed within the perimeter of streets, watercourses, public parks, municipally owned lots, and City boundaries and further defined by an official map maintained by the City.

- (b) This section shall apply to legally conforming lots of record and legally nonconforming lots of record. For the purposes of this section, lots of record may also be referred to as PROPERTIES, PROPERTY, or LOTS.
 - (c) If a block contains more than one type of residential dwelling, only lots that contain detached single-family dwellings shall be included in the calculation of the total number of lots per block.
 - (d) Two-family, town home, twinhome, multiple-family, commercial, public, institutional, and industrial uses located in any zoning district shall not be included in the calculation of the total number of lots per block.
- (3) If the number of detached single-family rental dwellings meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, no additional detached single-family dwelling rental licenses shall be approved for the block, unless a temporary license is granted by the City Council as provided herein. Existing detached single-family dwelling rental licenses may be renewed; however, should a rental license not be renewed, terminated due to the sale of a property by the current license holder, transfer of property ownership occurs, or if the rental license is revoked or lapses, the rental license shall not be reinstated unless it is in conformance with this section and other applicable sections of the City Code.
- (4) If the number of detached single-family dwelling rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, a property owner may request a temporary license to allow an additional rental property for that block. The City Council may grant or deny a temporary license in its sole discretion. Persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two consecutive years.

(C) Exception. Owner occupied Single-family home occupancies.

(Ord. 1532, passed 11-26-07; Ord. 1685, passed 08-14-23)

Section 2

This ordinance shall be in full force and effective from and after 30 days after its passage.

First Reading: July 24, 2023

Offered by: Jacobs

Seconded by: Spriggs

Roll Call: All Ayes

Second Reading: August 14, 2023

Offered by: Buesgens

Seconded by: Jacobs

Roll Call: Jacobs, James, Buesgens, Márquez Simula: Aye

Spriggs: No

Date of Passage: August 14, 2023


Amada Márquez Simula, Mayor

Attest:



Sara Ion, City Clerk/Council Secretary

SUMMARY OF ORDINANCE NO. 1685

BEING AN ORDINANCE AMENDING CHAPTER 5A ARTICLE IV OF THE COLUMBIA HEIGHTS CITY CODE TO REGULATE RENTAL DENSITY FOR DETACHED SINGLE-FAMILY RENTAL DWELLINGS

The City Council for the City of Columbia Heights, Minnesota adopted Ordinance No. 1685 on August 14, 2023.

The purpose of this ordinance is to establish, upon passage, a per-block rental density cap on single-family rental dwellings. The ordinance amends Chapter Five of Columbia Heights City Code creating the rental density cap while establishing exemption procedures and cap implementation processes. The rental density cap splits the city into blocks and caps the number of rental properties per that block. If someone applies for a single-family rental license, they will be required to meet the cap in order to obtain a rental license. The official number of rentals per block is outlined in Table 1 of the ordinance. Applicants that are not allowed to obtain a single-family rental license because of the density limits, will be able to request an exemption. It will be up to the Council's sole discretion to grant the exemption requests. Granted exemptions will be able to obtain a temporary license for the span of one year. For situations lasting more than a year the applicant can re-apply for the temporary license but a property owner is only allowed to have a temporary license for no more than two years. Temporary licenses will still be required to meet all building health and safety standards. Single-family rental applications are distributed on a first come first serve basis.

This is a summary of Ordinance No. 1685. A copy of the entire text of the Ordinance is available for public inspection during regular office hours at City Hall, by standard or electronic mail, or at www.columbiaheightsmn.gov.

Attest:



Sara Ion, City Clerk/Council Secretary



Amada Márquez Simula, Mayor

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

Rhonda Herberg being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

BSLP Col Hght Frid Life

with the known office of issue being located in the county of:

ANOKA

with additional circulation in the counties of:

RAMSEY

and has full knowledge of the facts stated below:

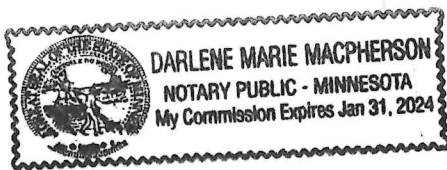
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/25/2023 and the last insertion being on 08/25/2023.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 
Designated Agent

Subscribed and sworn to or affirmed before me on 08/25/2023 by Rhonda Herberg.


Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:
\$999.99 per column inch

Ad ID 1336691

CITY OF COLUMBIA HEIGHTS SUMMARY OF ORDINANCE NO. 1685

BEING AN ORDINANCE AMENDING CHAPTER 5A ARTICLE IV OF THE COLUMBIA HEIGHTS CITY CODE TO REGULATE RENTAL DENSITY FOR DETACHED SINGLE-FAMILY RENTAL DWELLINGS

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This is a summary of Ordinance No. 1685. A copy of the entire text of the Ordinance is available for public inspection during regular office hours at City Hall, by standard or electronic mail, or at www.columbiaheightsmn.gov.

Attest:
Amada Márquez Simula, Mayor
Sara Ion, City Clerk/Council Secretary

Published in the
The Life
August 25, 2023
1336691

**A RESOLUTION APPROVING SINGLE FAMILY RENTAL EXEMPTION REQUEST FOR THE RENTAL APPLICATION
AT 4314 7TH STREET NE, COLUMBIA HEIGHTS, MN 55421**

BE IT RESOLVED BY the City Council (the “Council”) of the City of Columbia Heights, Minnesota (the “City”) as follows:

WHEREAS, on August 14, 2023, the Council approved ordinance 1685 which established a rental density limit for detached single-family rental dwellings by splitting the city into blocks and capping the number of rentals per that block; and

WHEREAS, Ordinance 1685 establishes that applicants that are not allowed to obtain a single-family rental license because of the density limits will be able to request an exemption and the Council has sole discretion to grant the exemption requests for a span of one year, if the situation lasts longer than a year, the applicant can re-apply for the temporary license but a property owner is only allowed a temporary license for no more than two years; and,

WHEREAS, the City has received a request from the owner of 4314 7th Street NE, Columbia Heights, MN 55421 to make an exception for the property and allow a new rental license to be issued.

NOW, THEREFORE, BE IT RESOLVED, the City does hereby approve the exemption request for 4314 7th Street NE, Columbia Heights, MN 55421, allowing the homeowner to apply for a temporary one-year rental license, with the addition of the following requirements.

1. The owner of 4314 7th Street NE, Columbia Heights, MN 55421 must apply for and complete the licensing process, to receive the temporary license, within 3 months of the passage of this resolution.
2. The temporary rental license shall be valid for the period of one year after the date that the license has been approved.
3. After the one-year term of the temporary license, the rental license will be revoked, and the property owner may re-apply for the temporary license again for no more than a period of two years for the same property.

ORDER OF COUNCIL

Passed this _____ day of _____, 2024

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary



CITY COUNCIL MEETING

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	MAY 13, 2024

ITEM:	Consideration of a Rental License Exemption for 4356 Quincy Street NE							
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher, City Planner, April 29, 2024						
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td><input type="checkbox"/> Healthy and Safe Community</td> <td><input type="checkbox"/> Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td> <td><input type="checkbox"/> Strong Infrastructure and Public Services</td> </tr> <tr> <td><input checked="" type="checkbox"/> Trusted and Engaged Leadership</td> <td><input type="checkbox"/> Sustainable</td> </tr> </table>			<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services	<input checked="" type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community							
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services							
<input checked="" type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable							

BACKGROUND

On April 28, 2024, the owner of 4356 Quincy Street NE, reached out to the Community Development Department requesting an exemption from the single-family rental density cap. The property is located on Block 123 with three (3) single family rentals out of 20 total single-family units and an allotment of two (2) single family rentals. Attached is the letter that staff received. Section 1 of Ordinance 1685, which established the single-family rental density cap, states that:

“If the number of detached single-family dwellings rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, a property owner may request a temporary license to allow an additional rental property for that block. The City Council may grant or deny a temporary license in its sole discretion. Persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two consecutive years.”

As it is the homeowners’ right to appeal to the Council. Staff brought forth the appeal along with supporting documents for discussion and review.

If approved, Resolution 2024-039 would grant a temporary rental license exemption to the homeowner with a few additional requirements. The homeowner is required to complete the license application process within 3 months from the passage of the resolution. This puts a limit on how long they can take to bring the house into rental compliance if needed. The temporary rental license will be valid for one year from the date that the license is approved. This provides the homeowner and tenant the ability to rent the home for a full one-year lease. After the term of the temporary license, the persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two consecutive years.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2024-039, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2024-039, a resolution approving the single-family rental exemption request for the rental application at 4356 Quincy Street NE, Columbia Heights, MN 55421.

ATTACHMENT(S):

- 1. Letter from the Homeowner**
- 2. Resolution 2024-039**
- 3. Location of the property image**
- 4. [Ordinance 1685](#)**

**A RESOLUTION APPROVING SINGLE FAMILY RENTAL EXEMPTION REQUEST FOR THE RENTAL APPLICATION
AT 4356 QUINCY STREET NE, COLUMBIA HEIGHTS, MN 55421**

BE IT RESOLVED BY the City Council (the “Council”) of the City of Columbia Heights, Minnesota (the “City”) as follows:

WHEREAS, on August 14, 2023, the Council approved ordinance 1685 which established a rental density limit for detached single-family rental dwellings by splitting the city into blocks and capping the number of rentals per that block; and

WHEREAS, Ordinance 1685 establishes that applicants that are not allowed to obtain a single-family rental license because of the density limits will be able to request an exemption and the Council has sole discretion to grant the exemption requests for a span of one year, if the situation lasts longer than a year, the applicant can re-apply for the temporary license but a property owner is only allowed a temporary license for no more than two years; and,

WHEREAS, the City has received a request from the owner of 4356 Quincy Street NE, Columbia Heights, MN 55421 to make an exception for the property and allow a new rental license to be issued.

NOW, THEREFORE, BE IT RESOLVED, the City does hereby approve the exemption request for 4356 Quincy Street NE, Columbia Heights, MN 55421, allowing the homeowner to apply for a temporary one-year rental license, with the addition of the following requirements.

1. The owner of 4356 Quincy Street NE, Columbia Heights, MN 55421 must apply for and complete the licensing process, to receive the temporary license, within 3 months of the passage of this resolution.
2. The temporary rental license shall be valid for the period of one year after the date that the license has been approved.
3. After the one-year term of the temporary license, the rental license will be revoked, and the property owner may re-apply for the temporary license again for no more than a period of two years for the same property.

ORDER OF COUNCIL

Passed this _____ day of _____, 2024

Offered by:

Seconded by:

Roll Call:

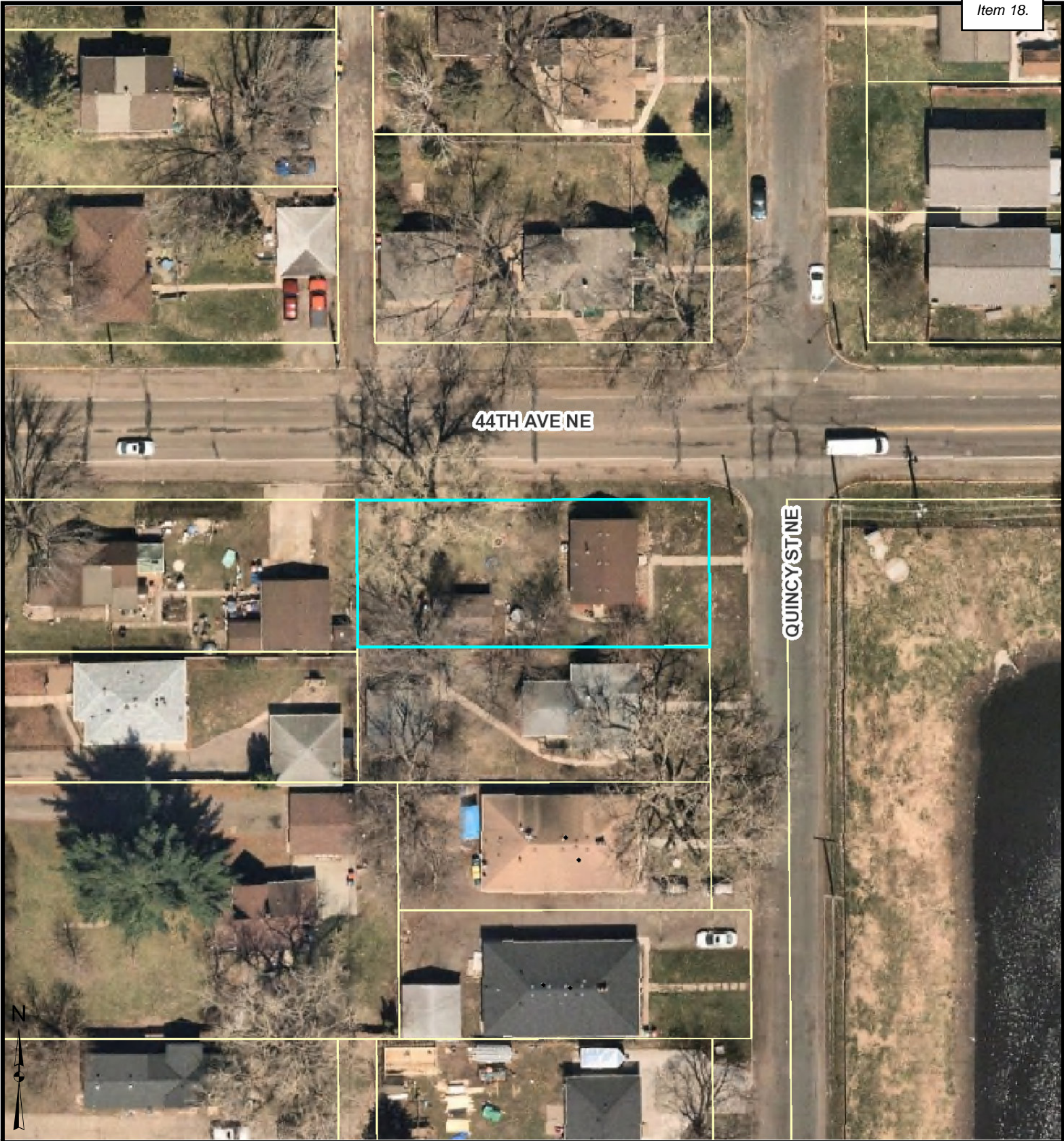
Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

Anoka County Parcel Viewer

Item 18.



Parcel Information:

35-30-24-11-0111
4356 QUINCY ST NE
COLUMBIA HEIGHTS
MN 55421

Approx. Acres: 0.17
Commissioner: MANDY MEISNER

Owner Information:

BAG HOMES LLC
10508 MAJOR AVE N
BROOKLYN PARK
MN
55443

Plat: REARRANGEMENT OF BLOCK A OF COLUMBIA HEIGHTS ANNEX



ORDINANCE NO. 1685

BEING AN ORDINANCE AMENDING CHAPTER 5A ARTICLE IV OF THE COLUMBIA HEIGHTS CITY CODE TO REGULATE RENTAL DENSITY FOR DETACHED SINGLE-FAMILY RENTAL DWELLINGS

The City of Columbia Heights does ordain:

Section 1

5A.401 of the Columbia Heights City Code is hereby amended to read as follows, to wit:

5A.401 OCCUPANCY LICENSE REQUIRED.

(A) No person, firm, government agency or corporation shall own a premises that is rented, leased, let, or used for any type of occupancy in the ~~city~~ City without having first obtained an occupancy license (license) as hereinafter provided and outlined in the Property Maintenance Inspection Policy. Each such license shall register annually with the ~~city~~ City. If the license is denied, no occupancy of a premises, then vacant or which become vacant, is permitted until a license has been issued. Apartment units within an unlicensed apartment building for which a license application has been made and which units are in compliance with this chapter may be occupied provided that the unlicensed units within the apartment building do not create a hazard to the health and safety of persons in occupied units.

(B) Rental Density for Detached Single-Family Dwellings.

- (1) In any zoning district, the quantity of detached single-family dwellings eligible to obtain a rental occupancy license on any block shall not exceed the number prescribed in Table 1, unless a temporary license is granted by the City Council as provided herein. Table 1 indicates how many detached single-family dwellings per block are able to be licensed as a rental property based on the number of detached single-family dwellings that exist in a block.

TABLE 1

Lots/Block	Rental Units Allowed
1-14	1
15-24	2
25-34	3
35-44	4
45-54	5
55-64	6
65-74	7
75-84	8
85-94	9

- (2) The following guidelines shall apply to determine eligible detached single-family dwellings, blocks and lots:
 - (a) For the purposes of this section, a BLOCK shall be defined as an area of land enclosed within the perimeter of streets, watercourses, public parks, municipally owned lots, and City boundaries and further defined by an official map maintained by the City.

- (b) This section shall apply to legally conforming lots of record and legally nonconforming lots of record. For the purposes of this section, lots of record may also be referred to as PROPERTIES, PROPERTY, or LOTS.
 - (c) If a block contains more than one type of residential dwelling, only lots that contain detached single-family dwellings shall be included in the calculation of the total number of lots per block.
 - (d) Two-family, town home, twinhome, multiple-family, commercial, public, institutional, and industrial uses located in any zoning district shall not be included in the calculation of the total number of lots per block.
- (3) If the number of detached single-family rental dwellings meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, no additional detached single-family dwelling rental licenses shall be approved for the block, unless a temporary license is granted by the City Council as provided herein. Existing detached single-family dwelling rental licenses may be renewed; however, should a rental license not be renewed, terminated due to the sale of a property by the current license holder, transfer of property ownership occurs, or if the rental license is revoked or lapses, the rental license shall not be reinstated unless it is in conformance with this section and other applicable sections of the City Code.
- (4) If the number of detached single-family dwelling rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, a property owner may request a temporary license to allow an additional rental property for that block. The City Council may grant or deny a temporary license in its sole discretion. Persons requesting a temporary license must make an annual application to the City. No property owner shall hold a temporary rental license for the same property for more than two consecutive years.

(C) Exception. Owner occupied Single-family home occupancies.

(Ord. 1532, passed 11-26-07; Ord. 1685, passed 08-14-23)

Section 2

This ordinance shall be in full force and effective from and after 30 days after its passage.

First Reading: July 24, 2023

Offered by: Jacobs

Seconded by: Spriggs

Roll Call: All Ayes

Second Reading: August 14, 2023

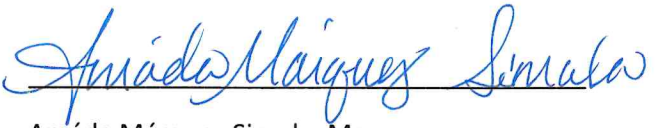
Offered by: Buesgens

Seconded by: Jacobs

Roll Call: Jacobs, James, Buesgens, Márquez Simula: Aye

Spriggs: No

Date of Passage: August 14, 2023


Amada Márquez Simula, Mayor

Attest:



Sara Ion, City Clerk/Council Secretary

SUMMARY OF ORDINANCE NO. 1685

BEING AN ORDINANCE AMENDING CHAPTER 5A ARTICLE IV OF THE COLUMBIA HEIGHTS CITY CODE TO REGULATE RENTAL DENSITY FOR DETACHED SINGLE-FAMILY RENTAL DWELLINGS

The City Council for the City of Columbia Heights, Minnesota adopted Ordinance No. 1685 on August 14, 2023.

The purpose of this ordinance is to establish, upon passage, a per-block rental density cap on single-family rental dwellings. The ordinance amends Chapter Five of Columbia Heights City Code creating the rental density cap while establishing exemption procedures and cap implementation processes. The rental density cap splits the city into blocks and caps the number of rental properties per that block. If someone applies for a single-family rental license, they will be required to meet the cap in order to obtain a rental license. The official number of rentals per block is outlined in Table 1 of the ordinance. Applicants that are not allowed to obtain a single-family rental license because of the density limits, will be able to request an exemption. It will be up to the Council's sole discretion to grant the exemption requests. Granted exemptions will be able to obtain a temporary license for the span of one year. For situations lasting more than a year the applicant can re-apply for the temporary license but a property owner is only allowed to have a temporary license for no more than two years. Temporary licenses will still be required to meet all building health and safety standards. Single-family rental applications are distributed on a first come first serve basis.

This is a summary of Ordinance No. 1685. A copy of the entire text of the Ordinance is available for public inspection during regular office hours at City Hall, by standard or electronic mail, or at www.columbiaheightsmn.gov.

Attest:



 Sara Ion, City Clerk/Council Secretary



 Amada Márquez Simula, Mayor

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

Rhonda Herberg being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

BSLP Col Hght Frid Life

with the known office of issue being located in the county of:

ANOKA

with additional circulation in the counties of:

RAMSEY

and has full knowledge of the facts stated below:

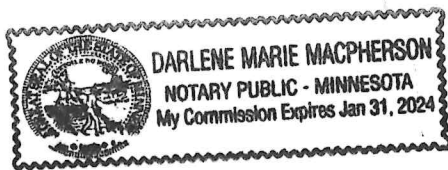
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/25/2023 and the last insertion being on 08/25/2023.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 
Designated Agent

Subscribed and sworn to or affirmed before me on 08/25/2023 by Rhonda Herberg.


Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:
\$999.99 per column inch

Ad ID 1336691

CITY OF COLUMBIA HEIGHTS SUMMARY OF ORDINANCE NO. 1685

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Attest:
Amada Márquez Simula, Mayor
Sara Ion, City Clerk/Council Secretary

Published in the
The Life
August 25, 2023
1336691

Andrew Boucher

From: Adam Hardy <aahomesllc@gmail.com>
Sent: Sunday, April 28, 2024 9:43 AM
To: Andrew Boucher
Cc: Sarah LaVoie; Dan O'Brien
Subject: Re: 4356 Quincy Street NE - Rental Density Exemption

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry, this email isn't very clear. I'm looking to sell the home to the current occupant, but he needs more time to get the down payment together. I'm requesting a temporary license so he can continue to get the down payment together. He is currently employed at Cub foods in Fridley and very excited to be a first time homeowner and pass the house to his kids one day.

On Sun, Apr 28, 2024 at 9:10 AM Adam Hardy <aahomesllc@gmail.com> wrote:

I would like to formally request a temporary license for 4356 Quincy Ave NE, Columbia Heights. I purchased the property in September 2023 and moved a tenant from 4205 Quincy Ave NE, Columbia Heights. He was wanting a larger home and wanting to be a homeowner. He currently needs more time to get a down payment together. I believe he can do this within the required 1 year timeframe if not sooner.

Please let me know if you need any additional information.

On Thu, Apr 25, 2024 at 11:13 AM Andrew Boucher <ABoucher@columbiaheightsmn.gov> wrote:

Adam,

The property located at 4356 Quincy Street NE is on a block that currently exceeds the single-family rental density capacity, so the City would not be able to accept your rental license application at this time. If you are interested in pursuing a single-family rental density exemption, please see the information below and attached ordinance No. 1685.



123 ^ X

🔍 Zoom to 📏 Pan

Block	123
Total Single Family Rentals	3
Total Single Family Units	20
Alottment	2



Please review the attached ordinance No. 1685 for the Single-Family Rental Density Limit and submit a written narrative if you are interested in pursuing a rental density exemption.

If you look on the City of Columbia Heights’ website, under Agendas and Minutes you can find the packets for the following meetings where single-family rental density exemptions were considered;

- October 9 , 2023 (rental exemption was approved)
- November 13, 2023 (rental exemption was denied)
- January 8, 2024 (rental exemption was approved)
- January 22, 2024 (rental exemption was approved)

If the number of detached single-family dwelling rental properties meets or exceeds the permitted number of rental properties per defined block on the effective date of the ordinance from which this section is derived, a property owner may request a temporary license to allow an additional rental property for that block. The city Council may grant or deny a temporary license in its sole discretion. Persons requesting a temporary license must make an annual application to the City and no property owner shall hold a temporary rental license for the same property for more than two consecutive years.

Let me know if you have any questions,

Thanks,

Andrew



Andrew Boucher, AICP | City Planner

City of Columbia Heights | Community Development Department

3989 Central Avenue NE | Columbia Heights, MN 55421

aboucher@columbiaheightsmn.gov

Direct: 763-706-3673 | Main: 763-706-3670

Disclaimer: Information in this message or attachment may be government data and thereby subject to the Minnesota Government Data Practices Act; may be subject to attorney-client or work product privilege; may be confidential, privileged, proprietary, or otherwise protected. The unauthorized review, copying, retransmission, or other use or disclosure of the information is strictly prohibited. If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.

--

Adam Hardy
AAHomesLLC@gmail.com
612-408-6899

--

Adam Hardy
AAHomesLLC@gmail.com
612-408-6899

Item 18.

RESOLUTION NO. 2024-41**A Resolution Calling on the U.S Department of Homeland Security to Designate Ecuador for Temporary Protected Status.**

BE IT RESOLVED BY the City Council (the “Council”) of the City of Columbia Heights, Minnesota (the “City”) as follows:

WHEREAS, the Secretary of Homeland Security may designate a country for Temporary Protected Status (TPS) due to conditions in the country that temporarily prevent the country's nationals from returning safely, or in certain circumstances, where the country is unable to handle the return of its nationals adequately; and

WHEREAS, the Secretary may designate a country for TPS due to ongoing armed conflicts (such as civil war), environmental disasters (such as earthquakes or hurricanes) or epidemics, and other extraordinary and temporary conditions; and

WHEREAS, during a designated period, individuals who are TPS beneficiaries or who are found preliminarily eligible for TPS upon review of their cases, are not removable from the United States, can obtain an employment authorization document, and may be granted travel authorization; and

WHEREAS, Ecuadorians have endured recent displacement due to natural disasters, economic downturn, severe political unrest, and civil armed conflict; and

WHEREAS, Ecuador experienced a surge in violence following the assassination of presidential candidate Fernando Villavicencio in August 2023; and

WHEREAS, nations currently with TPS status include: Afghanistan, Burma, Cameroon, El Salvador, Ethiopia, Haiti, Honduras, Nepal, Nicaragua, Somalia, South Sudan, Sudan, Syria, Ukraine, Venezuela, and Yemen; and **WHEREAS**, Minnesota has the 10th highest Ecuadorian population in the United States; and

WHEREAS, the number of asylum cases in Minnesota’s immigration court originating from Ecuador surged by 900% in the last five years; and

WHEREAS, the Ecuadorian community has contributed positively to the development of this city; and

WHEREAS, Ecuador continues to struggle with conditions that are not adequate for their nationals to return; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council calls upon the Secretary of the Department of Homeland Security to designate Ecuador for Temporary Protected Status to provide temporary immigration relief to eligible Ecuadorian nationals.

BE IT FURTHER RESOLVED, that the City Council calls upon our U.S congressional delegation; Representative Omar, Senator Smith and Senator Klobuchar to support the Temporary Protected Status (TPS) for Ecuador Act of 2024.

ORDER OF COUNCIL

Passed this 13^h day of May 2024

Offered by:
Seconded by:
Roll Call:

Amada Marquez-Simula, Mayor

Attest:

Sara Ion, City Clerk



CITY COUNCIL MEETING

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	MAY 13, 2024

ITEM:	Minor Subdivision for 5085 Central Avenue NE	
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher, City Planner – 05/09/2024
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>		
<input type="checkbox"/> Healthy and Safe Community <input type="checkbox"/> Thriving and Vibrant Destination Community		
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly <input checked="" type="checkbox"/> Strong Infrastructure and Public Services		
<input type="checkbox"/> Trusted and Engaged Leadership <input type="checkbox"/> Sustainable		

BACKGROUND

The Architects Partnership, LTD on behalf of Chase Bank and La Casita has requested approval of a Minor Subdivision proposing to split a portion of the La Casita parking lot into two separate parcels and in preparation of construction of a new 3,365 square foot banking facility with a drive-thru ATM on the proposed parcel located at 5085 Central Avenue NE (between 51st Ave/CT NE and Central Avenue NE).

The applicant is proposing to subdivide the existing 1.67 acre parcel and remove 52 of the 135 parking spaces on-site to create two separate lots. The subject site is located at the northern end of the municipal boundary along Central Avenue and the surrounding adjacent properties are all zoned for Commercial use through the General Business District; further to the south, east, and west of those commercial properties are pockets of multi-family, duplexes, and single-family residential zoning adjacent to Central Avenue. The subject site is zoned, General Business District, and the use as a financial institution with a drive-thru ATM is permitted use in the district subject to Specific Development Standards 9.107 (18) for a drive-up facility.

The proposed subdivision would reduce the required parking for the restaurant to 83 parking spaces which is below the minimum requirements of 91 parking spaces for the restaurant, a deficit of 8 spaces. A total of 11 parking spaces are required for the financial institution, one (1) per 300 gross floor area; the applicant is proposing 14 parking spaces creating a combined deficit of 5 spaces. A shared parking agreement is a necessary condition of approval subject to approval by the City Attorney and filed with the Anoka County Recorder’s Office within 60 days after approval of the shared parking use to ensure that both uses have compliant parking. As conditioned, the proposed minor subdivision meets subdivision regulations in accordance with City Code.

SUMMARY OF CURRENT STATUS

The proposed lots meet the minimum lot area and width requirements of the applicable GB-General Business zoning district; the La Casita parcel would be 1.18 acres and the Chase Bank parcel (5075 Central Avenue) would be 0.48 acre which meet the minimum lot area of 6,000 square feet and a minimum width of 40 feet

The proposed minor subdivision will result in changes to the setbacks as La Casita had corner lot setback requirements which are now applicable to the proposed lot. Both proposed lots satisfy the General Business district parking and structure setbacks.

Parking Setbacks:				Building Setbacks:			
Front: 15 feet	Corner Side: 15 feet	Rear: 5 feet	Side: 5 feet	Front: 15 feet	Corner Side: 15 feet	Rear: 20 feet	Side: 0 feet

La Casita Parking Setbacks:				La Casita Building Setbacks:			
Front: 15 feet	Corner Side: N/A	Rear: 5 feet	Side: 5 feet	Front: 48.7 feet	Corner Side: N/A	Rear: 81.2 feet	Side: 84 feet and 9 feet

Chase Bank Parking Setbacks:				Chase Bank Building Setbacks:			
Front: 18 feet	Corner Side: 15 feet	Rear: 5 feet	Side: 15 feet	Front: 42 feet	Corner Side: 15 feet	Rear: 35 feet	Side: 15 feet

The proposed subdivision does not illustrate any drainage and utility easements upon the subject properties. Thus, it is not necessary to vacate an easement along the shared side lot line. As a condition of approval, the applicant will be required to establish a cross access easement between the two buildings for vehicular movement is required to be filed and recorded to provide access perpetually for all current and future owners.

As a condition of minor subdivision approval, the applicant will be responsible for filing the approved subdivision with the Anoka County Recorder’s Office. If the minor subdivision is not filed with the Anoka County recorder’s Office within one year of the date of City Council approval, it will become invalid.

STAFF RECOMMENDATION

FINDINGS OF FACT

Section 9.104 (K) of the Zoning Code outlines specific conditions for the City Council to approve a minor subdivision as follows:

1. ***The proposed subdivision of land will not result in more than three lots.***
The proposed subdivision will result in two conforming lots.
2. ***The proposed subdivision of land does not involve the vacation of existing easements.***
No vacation of existing easements will occur as a result of the minor subdivision.
3. ***All lots to be created by the proposed subdivision conform to lot area and width requirements established for the zoning district in which the property is located.***

Both newly created lots will conform to the lot width and lot area requirements of the applicable GB-General Business zoning designation.

4. The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.

The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.

5. The property has not previously been divided through the minor subdivision provisions of this article.

The subject property has not previously been subdivided via a minor subdivision process.

6. The proposed subdivision does not hinder the conveyance of land.

The proposed subdivision will not hinder the conveyance of land.

7. The proposed subdivision does not hinder the making of assessments or the keeping of records related to assessments.

The proposed subdivision is not expected to hinder the making of assessments or the keeping of records related to assessments.

8. The proposed subdivision meets all the design standards specified in Section 9.116.

As a condition of minor subdivision approval, all applicable design standards of Section 9.116 of the Zoning ordinance must be satisfied.

The Planning Commission held a public hearing on May 7, 2024 for the proposed Minor Subdivision at 5085 Central Avenue NE where the Commission gave the proposal unanimous support (7-0) and a positive recommendation to City Council for approval of the proposed subdivision. The Planning Commission also approved a Site Plan Review for a new construction Chase Bank facility with one drive-through ATM, the Site Plan Review approval is contingent upon successful application of a Minor Subdivision. If the Minor Subdivision is not approved, then the Site Plan Review approval will become invalid.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2024-036, there being ample copies available to the public.
MOTION: Move to approve Resolution 2024-036, a resolution approving a Minor Subdivision for the property located at 5085 Central Avenue NE, within the City of Columbia Heights, Minnesota, subject to certain conditions stated in the resolution.

ATTACHMENT(S):

- Resolution 2024-036
- Application and Narrative
- Site Location Map
- Existing Conditions Survey
- Proposed Conditions Survey

RESOLUTION NO. 2024-036

**RESOLUTION APPROVING A MINOR SUBDIVISION FOR PROPERTY LOCATED AT 5085 CENTRAL AVENUE NE (PID: 25-30-24-22-0065),
WITHIN THE CITY OF COLUMBIA HEIGHTS, MINNESOTA**

WHEREAS, a proposal (Case #2024-0507) has been submitted by Terron Wright of the Architects Partnership, LTD on behalf of Chase Bank and La Casita as the property owner to the City Council requesting Minor Subdivision approval from the City of Columbia Heights at the following sites:

ADDRESSES: 5085 Central Avenue NE (PID: 25-30-24-22-0065).

EXISTING LEGAL DESCRIPTION (5085 Central Avenue):

That part of Lot 1, Block 1, COLUMBIA COURT, Anoka County, Minnesota, lying Westerly of a line described as follows:

Commencing at the Northeast corner of said Lot 1, thence South 89 degrees 56 minutes 00 seconds West, assumed basis for bearings, 150.00 feet along the North line of said Lot 1, to the point of beginning of the line to be described, thence South 00 degrees 31 minutes 23 seconds East a distance of 236.51 feet, thence South 89 degrees 35 minutes 09 seconds West a distance of 35.00 feet, thence South 00 degrees 31 minutes 23 seconds East a distance of 80.00 feet to a point on the South line of said Lot 1, distance of 185.00 feet Westerly from Southeast corner of said Lot 1, and said line there terminating.

PROPOSED LEGAL DESCRIPTIONS:

Parcel 1 (5085 Central Avenue NE)

That part of Lot 1, Block 1, COLUMBIA COURT, Anoka County, Minnesota, lying Westerly of a line described as follows:

Commencing at the Northeast corner of said Lot 1, thence South 89 degrees 56 minutes 00 seconds West, assumed basis for bearings, 150.00 feet along the North line of said Lot 1, to the point of beginning of the line to be described, thence South 00 degrees 31 minutes 23 seconds East a distance of 236.51 feet, thence South 89 degrees 35 minutes 09 seconds West a distance of 35.00 feet, thence South 00 degrees 31 minutes 23 seconds East a distance of 80.00 feet to a point on the South line of said Lot 1, distance of 185.00 feet Westerly from Southeast corner of said Lot 1, and said line there terminating.

Excepting the west 210 feet of the south 100 feet thereof.

Parcel 2 (5075 Central Avenue – Chase Bank Parcel)

The west 210 feet of the south 100 feet of that part of Lot 1, Block 1, COLUMBIA COURT, Anoka County, Minnesota, lying Westerly of a line described as follows.

Commencing at the Northeast corner of said Lot 1, thence South 89 degrees 56 minutes 00 seconds West, assumed basis for bearings, 150.00 feet along the North line of said Lot 1, to the point of beginning of the line to be described, thence South 00 degrees 31 minutes 23 seconds East a distance of 236.51 feet, thence South 89 degrees 35 minutes 09 seconds West a distance of 35.00 feet, thence South 00 degrees 31 minutes 23 seconds East a distance of 80.00 feet to a point on the South line of said Lot 1, distance of 185.00 feet Westerly from Southeast corner of said Lot 1, and said line there terminating..

THE APPLICANT SEEKS THE FOLLOWING: A Minor Subdivision for the property located at 5085 Central Avenue NE.

WHEREAS, the Planning and Zoning Commission has held a public hearing as required by the City Zoning Code on May 7, 2024; and

WHEREAS, the Planning and Zoning Commission has considered the advice and recommendations of the City Staff regarding the effect of the proposed Minor Subdivision upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas; and

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Columbia Heights after reviewing the proposal, that the City Council accepts and adopts the following findings:

1. The proposed subdivision of land will not result in more than three lots.
2. The proposed subdivision of land does not involve the vacation of existing easements.
3. All lots to be created by the proposed subdivision conform to lot area and width requirements established for the zoning district in which the property is located.
4. The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.
5. The property has not previously been divided through the minor subdivision provisions of this article.
6. The proposed subdivision does not hinder the conveyance of land.
7. The proposed subdivision does not hinder the making of assessments or the keeping of records related to assessments.
8. The proposed subdivision meets all of the design standards specified in Section 9.115.

FURTHER, BE IT RESOLVED that the attached conditions, survey, and other information shall become part of this Minor Subdivision and approval; and in granting this Minor Subdivision the City and the applicant agree that this Minor Subdivision shall become null and void if the subdivision has not been filed with the Anoka County Recorder's Office within one (1) calendar year after the approval date.

CONDITIONS ATTACHED:

The Planning Commission approves the Minor Subdivision for 5085 Central Avenue NE (PID: 25-30-24-22-0065, Anoka County, Minnesota). subject to certain conditions of approval that have been found to be necessary to protect the public interest and ensure compliance with the provisions of the Zoning and Development Ordinance, including:

1. A shared parking agreement between La Casita and Chase Bank shall be proposed and subject to approval by the City Attorney and filed with the Anoka County Recorder's Office within 60 days after approval of the shared parking use to ensure that both uses have compliant parking.
2. The applicant shall be responsible for filing the approved subdivision with the Anoka County Recorder's Office. The approved minor subdivision shall become invalid if the subdivision is not filed with the Anoka County Recorder's Office within one year of the date of City Council approval.
3. The applicant shall adhere to the requirements and comments provided by the City Public Works and Engineering Departments in a memo dated April 17, 2024. The applicant is responsible for filing and recording any proposed easements with Anoka County Recorder's Office.
4. A cross access easement for vehicular movement is required to be filed and recorded with Anoka County Recorder's Office to provide access perpetually for all current and future owners.

Passed this 13th day of May 2024

Offered by:

Seconded by:

Roll Call:

Attest:

Amáda Márquez Simula, Mayor

Sara Ion, City Clerk

COLUMBIA HEIGHTS

Community Development Department
590 40th Ave. NE. Columbia Heights, MN 55421
Phone: (763) 706-3670

MINOR SUBDIVISION (LOT SPLIT) APPLICATION ORDINANCE NO. 9.104 (K), 9.116 (C), 9.116 (D)

This application is subject to review and acceptance by the City. Applications will be processed only if all required items are submitted.

PROPERTY INFORMATION

Project Address/Location: 5085 Central Ave NE.

Legal Description of property: See attached.

Present use of property: Restaurant's parking lot

Proposed use of property: Financial institution

Does the proposed lot split create a buildable lot? Yes No

PROPERTY OWNER (As it appears on property title):

Company Name/Individual (please print): SAH Partnerhip

Contact Person (please print): Chad Anvary

Mailing Address: 4737 CR 101, Suite 243

City: Minnetonka State: MN Zip: 55345

Daytime Phone: 612-385-3797 Cell Phone: 612-385-3797

Email Address: chadanvary@outlook.com

Signature/Date:  4/3/24

APPLICANT:

Company Name/Individual (please print): The Architects Partnership, LTD.

Contact Person (please print): Terron Wright

Mailing Address: 200 S Michigan Ave.

City: Chicago State: IL Zip: 60604

Daytime Phone: 561-628-9845 Cell Phone: _____

Email Address: wright@tapchicago.com

Signature/Date: 03/26/2024

COLUMBIA HEIGHTS

REASON FOR REQUEST *(please attach a written narrative that describes how the proposed subdivision will be comparable to those lots already existing in the immediate neighborhood. There are some platted residential lots within the City that are different than the current standards. In reviewing requests for approval of lot splits in such areas, the City is particularly interested in determining that the lots to be created will be consistent with the character of the surrounding area.)*

FOR OFFICE USE ONLY

CASE NO: _____

APPLICATION REC'D BY: _____

\$275.00 APPLICATION FEE REC'D: _____

DATE APPLICATION REC'D: _____

RECEIPT NUMBER: _____

Approved by Planning & Zoning Commission on _____

Approved by City Council on _____



Aaron Chirpich
Community Development
Director
City of Columbia Heights
3989 Central Ave. NE
Columbia Heights, MN

April 01, 2024

Re: Project narrative for the property NEC Central Ave. and 51st Ave.

Dear Mr. Chirpich,

This letter is to detail our application for Site plan Review and Minor subdivision to build a new single-story +/- 3,384 SF freestanding retail banking center with an attached ATM drive up lane. The proposed Chase Bank building, DU ATM lane and associated parking lot will be located at the northeast corner of Central Avenue and 51st Avenue. The new parking and landscaping will be implemented to improve the aesthetics of the area. The proposed bank intends to complement the architecture of the area to boost commercial activity within the Village. Secondly, the aim of this branch is to bring more job opportunities to the area to contribute to the economic growth of the community.

As previously mentioned, the design intent of the proposed Chase Bank is to complement the surrounding architecture of the area. The proposed Banking Center is comprised of cultured stone (hewn stone color), fiber cement panels in color “Ash” and “Bark”, ACM in “DG Silver”, along with a black anodized storefront system, and clear glazing. All the exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. Additionally, the proposed floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the area and pedestrians traversing the adjacent public thoroughfares.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations, a photometric study has been developed and included in this submittal. A fully new layout of site lighting will be proposed along with complementary architectural lighting within the building which will enrich the architectural design of the site at night and will also add to the security for the users during night hours.

Sustainability Components:

The project will contain the following components which would contribute to sustainability practices the Village is encouraging:

- Installation of additional trees/landscaping within development area
- LED lighting
- Future use of solar panels
- Project Sustainability goal - LEED Silver certification



The proposed schedule has construction commencing by late Summer – early Fall 2024 (pending regulatory approvals) and an anticipated occupancy date of Winter 2025.

Parties Involved:

Applicant

The Architects Partnership, LTD (TAP)

Architect of Record

Timothy Meseck
The Architects Partnership, LTD (TAP)

Property Tenant

Theodore Foggy
Obo JPMorgan Chase Bank, N.A.

Landscape & Civil Engineer

Matthew Lingam
Kimley-Horn and Associates, INC.

Application Contact

Terron Wright
The Architects Partnership, LTD (TAP)

Zoning Classification:

The property in question is in a zoning district classified as GB – General Business.

Type of Business:

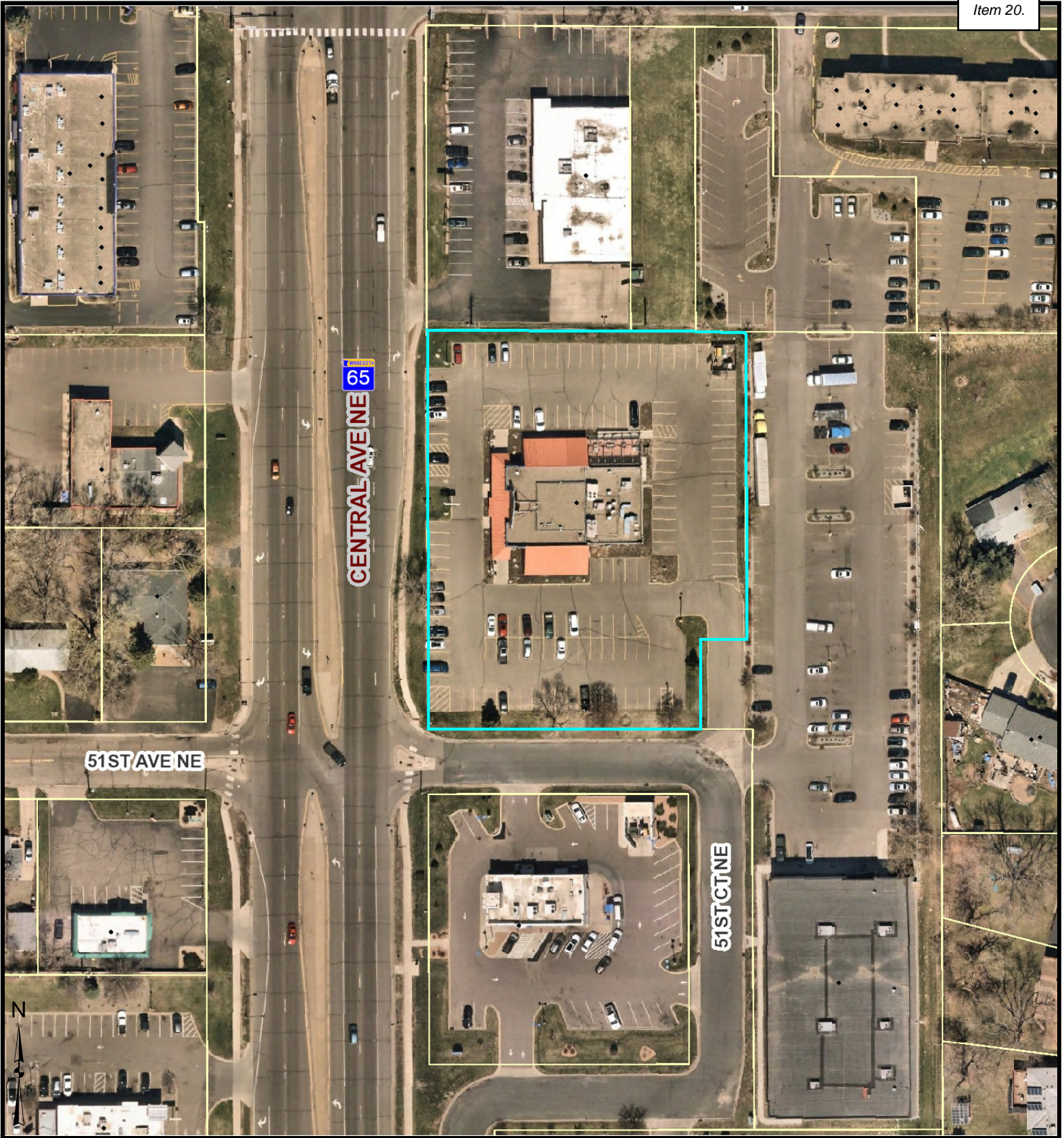
The type of business is a retail banking center. The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be nine. The nine employees will consist of two (2) teller, one (1) lead teller, two (2) bankers, one (1) branch manager, one (1) mortgage loan officer, one (1) financial advisor and one (1) business banker.

A handwritten signature in black ink, appearing to read 'Timothy R. Meseck', written in a cursive style.

Timothy R. Meseck
The Architects Partnership, LTD.

Anoka County Parcel Viewer

Item 20.



Parcel Information:

25-30-24-22-0065
5085 CENTRAL AVE NE
COLUMBIA HEIGHTS
MN 55421
Plat: COLUMBIA COURT

Approx. Acres: 1.66
Commissioner: MANDY MEISNER

Owner Information:

SAH PARTNERSHIP
5085 CENTRAL AVE NE
COL HGTS
MN
55421




CERTIFICATE OF SURVEY FOR: Item 20.
La Casita

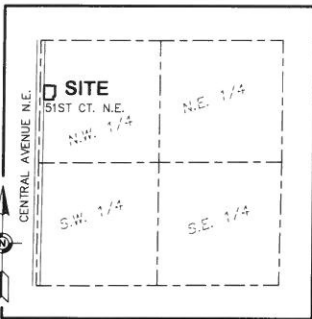
LEGAL DESCRIPTION:
 That part of Lot 1, Block 1, COLUMBIA COURT, Anoka County, Minnesota, lying Westerly of a line described as follows:
 Commencing at the Northeast corner of said Lot 1, thence South 89 degrees 56 minutes 00 seconds West, assumed basis for bearings, 150.00 feet along the North line of said Lot 1, to the point of beginning of the line to be described; thence South 00 degrees 31 minutes 23 seconds East a distance of 236.51 feet, thence South 89 degrees 35 minutes 09 seconds West a distance of 35.00 feet, thence South 00 degrees 31 minutes 23 seconds East a distance of 70.00 feet to a point on the South line of said Lot 1, distance of 185.00 feet Westery from Southeast corner of said Lot 1, and said line there terminating.

- GENERAL SURVEY NOTES:**
- The orientation of this bearing system is based on the Anoka County coordinate grid (NAD 83-2011 Adj).
 - Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
 - The total area of the property described hereon is 72,835 square feet or 1.67205 acres.
 - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK:** Top of Minnesota Department of Transportation Geodetic Monument "0207M" GSD Station #103133
 Elevation = 929.32 feet. (NAVD88)
- SITE BENCHMARK:** Top nut of hydrant located on the south side 51st Court Northeast.
 Elevation = 923.97 feet. (NAVD88)
- As of the date of this survey the property described hereon contains a total of 135 parking spaces of which 132 are standard spaces and 3 are handicapped spaces.
 - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 211314372. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

- LEGEND:**
- | | | | |
|---|---------------------------|--------|-------------------------|
| ⊕ | BENCHMARK | F.F.E. | FINISH FLOOR ELEVATION |
| ⊙ | SANITARY MANHOLE | (15) | PARKING COUNT |
| ○ | MANHOLE | — | CHAIN LINK FENCE |
| ⊗ | STORM MANHOLE | — | SANITARY SEWER |
| ⊙ | CATCH BASIN | SS | STORM SEWER |
| ⊙ | DRAIN (INLET) | W | WATERMAIN |
| ⊙ | ROOF DRAIN (OUTLET) | — | UNDERGROUND ELECTRIC |
| ⊙ | AUTO SPRINKLER | — | UNDERGROUND FIBER OPTIC |
| ⊙ | ELECTRIC BOX | — | UNDERGROUND GAS |
| ⊙ | HANDHOLE | — | EXISTING CONTOUR LINE |
| ⊙ | HYDRANT | 920 | TREE |
| ⊙ | ELECTRIC BOX | OR | TREE |
| ⊙ | HANDHOLE | — | BITUMINOUS SURFACE |
| ⊙ | LIGHT | — | CONCRETE SURFACE |
| ⊙ | UTILITY POLE | — | LANDSCAPE SURFACE |
| ⊙ | GUY WIRE | — | |
| ⊙ | COMMUNICATION BOX | — | |
| ⊙ | SIGN | — | |
| ⊙ | HANDICAPPED PARKING SPACE | — | |
| ⊙ | HANDICAPPED PARKING SIGN | — | |
| ⊙ | VENT | — | |

CERTIFICATION:
 I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Date of survey: May 26, 2021.
 Date of signature: June 02, 2021.

 Eric A. Roeser
 Minnesota License No. 47476
 eroeser@efnsurvey.com

SECTION 25, T 30 N, R 24 W

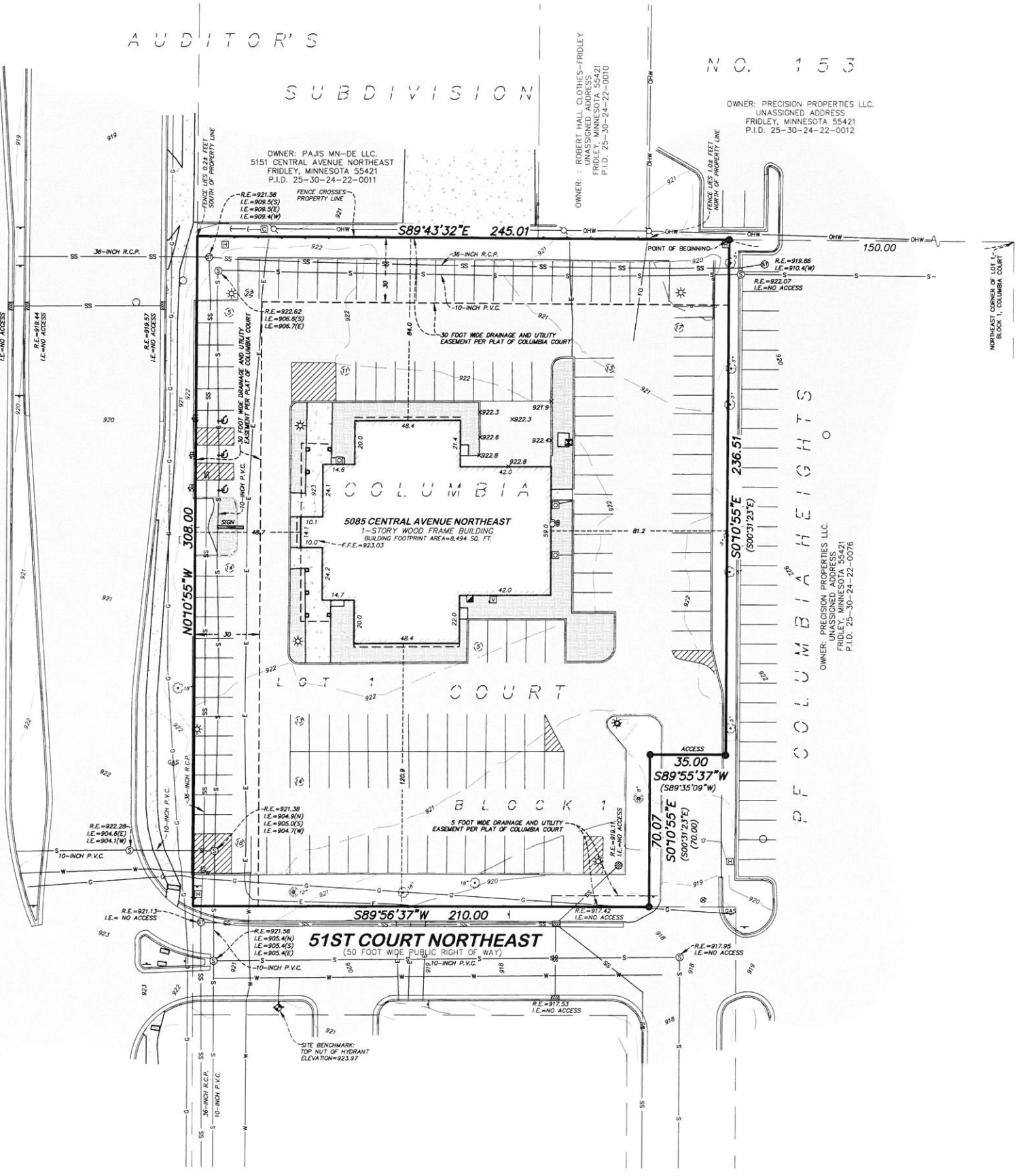


VICINITY MAP
NO SCALE



● (123.45)
 (N01°02'03"E)
 FOUND IRON MONUMENT
 RECORD DISTANCE
 RECORD BEARING

CENTRAL AVENUE NORTHEAST
 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)



CERTIFICATE OF SURVEY

SURVEY FOR:
 La Casita

PROPERTY ADDRESS:
 5085 Central Avenue Northeast
 Columbia Heights, Minnesota 55421

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
			NO.	DATE
		LH		
		DRAWN BY:		
		RRR		
		CHECKED BY:		
		ER		
DRAWING NAME:				
39770.dwg				
JOB NO. 39770				
FILE NO.				



1229 Tyler Street NE, Suite 100
 Minneapolis, Minnesota 55413
 PHONE: (612) 466-3300
 FAX: (612) 466-3383
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AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	MAY 13, 2024

ITEM:	First Reading of Ordinance No. 1696, an Ordinance amending Chapter 9.106 General Development Standards (M) to establish Tree Preservation and Planting Standards	
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher, City Planner, May 8, 2024
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>		
<input checked="" type="checkbox"/> Healthy and Safe Community <input type="checkbox"/> Thriving and Vibrant Destination Community <input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly <input type="checkbox"/> Strong Infrastructure and Public Services <input type="checkbox"/> Trusted and Engaged Leadership <input checked="" type="checkbox"/> Sustainable		

CASE NUMBER: 2024-PZ04
APPLICANT: The City of Columbia Heights
LOCATION: Citywide
REQUEST: Zoning Ordinance Amendment
PREPARED BY: Andrew Boucher, City Planner

INTRODUCTION:

At the April Work Session, City Council discussed a potential amendment to City Code 9.106 General Development Standards in relation to amending Landscape and Screening Requirements to include Tree Preservation and Planting Standards and directed the City Planner and Urban Forester to prepare a zoning text amendment for the May 7, 2024 Planning Commission meeting. Tree preservation ordinances were examined by peer-reviewing other cities such as Fridley, New Hope, Shakopee, St. Anthony’s Village, Maple Grove, and Minneapolis for key components. Fridley, St. Anthony’s Village, and Minneapolis do not have tree preservation ordinances. Additionally, staff have consulted with the League of Minnesota Cities and the City Forester for their guidance on what a model ordinance should include.

The 6th U.S. Circuit Court of Appeals in F.P. Development, LLC vs. Charter Township of Canton, Michigan found that, Canton’s ordinance classification of certain trees as “significant trees”, created permitting requirements, restricted tree removal, and required mitigation for removal. A property owner that removed trees was required to either pay into a town fund or replant trees; the town enforced action against a developer that removed 159 trees and argued that, under the ordinance, the developer had to replant trees or pay the town approximately \$50,000. The 6th Circuit found that the ordinance violated the Fifth Amendment’s “unconstitutional conditions” doctrine, if a permit is conditioned on the waiver of constitutional rights, then the local government permitting may be found unconstitutional.

Local governments may choose whether and how a permit applicant mitigates developmental impacts, but they must establish an “essential nexus and rough proportionality to those impacts” and “make some sort of individualized determination that the required mitigation is related both in nature and extent to the impact of the proposed development.”

ZONING ORDINANCE AMENDMENT

By using the most recent versions of the ANSI A300 and ISA Best Management Practices for tree management during construction as well as the MN DNR “Pocket Guide to Planting Trees”, the amendment to City Code (9.106 General Development Standards) to include tree preservation language and planting standards in the Landscaping and Screening section reflects industry and agency standards and best practices.

The Planning Commission gave a positive recommendation (7-0) to draft Ordinance No. 1696, an Ordinance amending chapter 9.106 General Development Standards (M) of the City Code of 2005 to establish Tree Preservation and Planting Standards at the May 7, 2024 Planning Commission meeting.

The following Zoning Ordinance modifications are recommended by Staff with the full draft ordinance attached to the staff report.

RECOMMENDATION

Staff recommends approval of Ordinance No. 1696, on first consideration:

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Ordinance No. 1696, there being ample copies available to the public.
MOTION: Move to set the second reading of Ordinance Amendment No. 1696, an Ordinance amending chapter 9.106 General Development Standards (M) of the City Code of 2005 to establish Tree Preservation and Planting Standards, for May 28, 2024.

ATTACHMENT(S):

- Work Session Memo from April 1, 2024
- Draft Ordinance No. 1696
- Existing Code
- Proposed Code

DRAFT**ORDINANCE NO. 1696**

**AN ORDINANCE AMENDING CHAPTER 9.106 OF THE CITY CODE OF 2005
TO AMEND GENERAL DEVELOPMENT STANDARDS AND INCLUDE TREE PRESERVATION AND PLANTING
STANDARDS FOR LANDSCAPING AND SCREENING**

The City of Columbia Heights does ordain:

Section 1

The definition of the term “*Tree Preservation and Planting Standards for Landscaping and Screening*,” as provided in Section 9.106 of the City Code of 2005, is hereby established to read as follows:

- (M) *Tree Preservation and Planting Standards for Landscaping and Screening.*
- (1) *Purpose.* The City of Columbia Heights recognizes the great value trees, landscaping, and screening provide to all residents of the City. A healthy, resilient, and robust urban forest enhances the aesthetic, environmental, and economic well-being of the City. Tree preservation and planting standards, landscaping and screening requirements are established to buffer non-compatible land uses, screen unsightly views, reduce noise and glare, minimize storm water runoff, and generally enhance the quality and appearance of development within the community.
 - a. Preserve and increase the tree canopy cover of Columbia Heights by protecting mature trees throughout the City.
 - b. Protect and enhance property values by conserving trees.
 - c. Improve quality of life for all stakeholders, including residents, visitors, and wildlife.
 - d. Preserve and increase the environmental services provided by the urban forest including sequestration of CO₂, erosion and stormwater mitigation, reduction of air pollutants, reduction of the urban heat island effect, and reduction of noise pollution.
 - e. Protect and maintain healthy trees in the development and building permit process. Protect and maintain healthy trees by ensuring best tree protection practices during construction and development.
 - (2) Preservation, protection, and replacement of Protected Trees:
 - a. This ordinance applies to all demolition, building permit applications, and land alteration permits, public or private, that require a survey.
 - b. Definitions:
 - i. Protected Tree: Any tree variety on the List of Protected Tree Varieties as maintained and published by City staff with a diameter of 6” or greater as measured at 4.5’ above ground (DBH, Diameter at Breast Height). The List of Protected Tree Varieties may be amended from time to time.
 - ii. Removable Tree: Any tree not defined as a Protected Tree.
 - iii. City-Owned Tree: Any tree originating within the City right-of-way or originating from a City park or City-owned property.
 - c. Demolition and building permit applications must include a construction tree inventory plan indicating the location, species, and diameter of the trunk at 4.5’ above the ground

(DBH) for all Protected Trees on the property and City-Owned Trees on or adjacent to the construction site. The plan must also indicate any Protected Trees that are proposed to be removed, as well as their replacement tree(s) location, species, and size. Applications must also include a tree protection plan describing in detail how Protected Trees and City-Owned Trees will be preserved and protected during construction. The tree protection plan shall follow the standards as presented in the most recent version of the following publications:

- i. ANSI A300 Part 5- Management of Trees and Shrubs During Site Planning, Site Development, and Construction
 - ii. ISA Best Management Practices- Managing Trees During Construction
- d. The construction tree inventory plan and tree protection plan must be reviewed and approved by the City Forester. Approved tree protection measures shall be fully installed and inspected by City staff prior to commencement of any construction activities or vehicular traffic on site.
- e. During the demolition and building process, the permit holder shall not leave any Protected Tree or adjacent City-owned tree without sufficient guards and protections to prevent injury to the protected tree during construction. Tree protection shall follow the standards as presented in the publications listed above (3.b.). City Forestry Staff monitoring is required for all projects with affected Protected Trees and/or replacement trees. Replacement trees will be monitored for three (3) years to ensure proper establishment.
- f. Protected Tree varieties that are less than 6" in caliper must be moved to another location on the property if possible. Exceptions must be granted in writing by the City Forester.
- g. If a Protected Tree is removed, except as allowed for in paragraph 5 below, it is subject to a size-based replacement policy.
- i. Protected trees with DBH 6"-15" are subject to a 2:1, "two for one" replacement requirement.
 - ii. Protected trees with DBH 15"-20" are subject to a 3:1, "three for one" replacement requirement.
 - iii. Protected trees with DBH 20"-25" are subject to a 4:1, "four for one" replacement requirement.
 - iv. Protected trees with DBH >25" are subject to a 5:1, "five for one" replacement requirement.
 - v. Replacement trees must be varied by species and are subject to approval by the City Forester.
 - vi. Replacement trees are subject to the size and diversity requirements as outlined below.
 - vii. A payment of \$400 for each tree may be made to the City in lieu of planting replacement trees where sufficient space does not exist on the property. Payments will support the planting of replacement trees by City staff on City property.
 - viii. Replacement trees shall be planted according to the standards set forth in the MN Department of Natural Resources publication "A Pocket Guide to Planting Trees". All replacement trees are subject to inspection by City staff for a period

- of 2 years beginning the day of planting. Any trees determined to be unhealthy or poorly established during this period shall be subject to replacement.
- (3) Removal of Protected and Removable Trees:
- a. Protected Trees may be removed in the following areas:
 - i. Within the footprint of the building pad of a new or remodeled building, or within a 10' radius of the footprint.
 - ii. Within driveways and parking areas meeting all other City ordinance requirements.
 - b. Protected Trees removed in accordance with sections (i.) and (ii.) above are required to be replaced at a rate of 1:1, "one for one." Replacement trees are subject to all requirements listed in paragraph (3.) above.
 - c. Removable Trees may be removed for any development or building permit without replacement.
 - d. If Protected Trees are dead, diseased, or hazardous their removal must be approved in writing by the City Forester before removal. Dead, diseased, or hazardous trees are not subject to replacement requirements.
- (4) Exemptions from Tree Preservation Ordinance: Tree removal on property with an existing building or structure that is not being modified is exempt from this ordinance.
- (5) Standards for Newly Planted Trees and Replacement Trees
- a. *Landscaping and screening.*
 - i. *Landscape plan required.* A landscape plan is required for all new commercial, industrial, institutional, and multi-family development. For development having an anticipated construction value in excess of \$750,000, the landscape plan must be prepared by a landscape architect registered in the State of Minnesota. Said landscape plan shall include the location, size, quantity, and species of all existing and proposed plant materials.
 - ii. *Design considerations.* The following design concepts and requirements should be considered when developing a landscape plan for submittal to the city:
 1. To the maximum extent possible, the landscape plan shall incorporate existing vegetative features on the site.
 2. The overall composition and location of landscaped areas should complement the scale of the development and its surroundings.
 3. The use of native species is preferred in all landscaping choices, and a minimum of 80% of all plants used shall be native to MN.
 4. The City of Columbia Heights is committed to enhancing the diversity and resiliency of its urban forest. A variety of trees and shrubs shall be used to provide visual interest year-round and meet diversity requirements. No more than 25% of the required number of trees or shrubs may be comprised of any one species or genus. No less than 50% of the required number of trees shall be over-story deciduous trees and no less than 10% shall be coniferous. New trees and replacement trees shall be planted according to the standards set forth in the MN Department of Natural Resources publication "A Pocket Guide to Planting Trees". All replacement trees are subject to inspection by City staff for a period of 3 years beginning the day of

- planting. Any trees determined to be unhealthy or poorly established during this period shall be subject to replacement.
5. Final slopes greater than 3:1 will not be permitted without special treatment such as terracing, retaining walls or special ground covers.
 6. All plant materials shall meet the minimum size standards listed in Table 1; all planting locations shall meet the soil volume requirements for the plant material listed in Table 2. Soil volume requirements must be met by contiguous, uncompacted soil suitable for the plant type. Soil depth beyond 3 feet shall not be counted towards soil volume requirements. Landscaped areas should be of adequate size to allow proper plant growth, protect plantings from both pedestrian and vehicular traffic, and provide adequate area for plant maintenance. Definitions and rules for calculating soil volume provided in Appendix B.

Table 1: Plant Size Requirements

Plant Type	Minimum Size at Planting
Trees	
Evergreen-over-story	6 feet in height
Evergreen—ornamental	6 feet in height
Deciduous—over-story	2.5 inches diameter, measured 2 feet from base
Deciduous—ornamental	2 inches diameter, measured 2 feet from base
Shrubs	
Evergreen	2 feet in height
Deciduous	2 feet in height
Screening shrubs—either	3 feet in height

Table 2: Soil Volume

Requirements

Expected Tree Size at Maturity	Minimum Soil Volume Requirement (ft ³)
Small trees: 10-25 ft crown spread, 8-12" mature DBH	400
Medium trees: 25-35 ft crown spread, 12-18" mature DBH	800
Large trees: 35+ ft crown spread, 18"+ mature	1200

DBH	
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Appendix A: List of Protected Tree Varieties

Common Name	Botanical Name
Birch	<i>Betula spp.</i>
Buckeye, Ohio	<i>Aesculus glabra</i>
Catalpa, Northern	<i>Catalpa speciosa</i>
Cedar, Eastern Red	<i>Juniperus virginiana</i>
Cedar, Northern White	<i>Thuja occidentalis</i>
Elm (except Siberian/Asian elms)	<i>Ulmus spp. (Except U. pumila)</i>
Fir, White	<i>Abies concolor</i>
Hackberry	<i>Celtis occidentalis</i>
Hemlock, Eastern	<i>Tsuga canadensis</i>
Hickory	<i>Carya spp.</i>
Honey locust	<i>Gleditsia triacanthos</i>
Ironwood	<i>Ostrya virginiana</i>
Kentucky coffee	<i>Gymnocladus dioica</i>
Linden	<i>Tilia spp.</i>
Maple, Black	<i>Acer nigrum</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Mountain ash	<i>Sorbus spp.</i>
Oak	<i>Quercus spp.</i>
Pine, Red	<i>Pinus resinosa</i>
Pine, White	<i>Pinus strobus</i>
Spruce, Norway	<i>Picea abies</i>
Spruce, White	<i>Picea glauca</i>
Walnut, Black	<i>Juglans nigra</i>

Appendix B: Definitions and Rules for Calculating Soil Volume

The following definitions apply to soil media for newly planted trees in the City of Columbia Heights:

Open soil. Exclusively refers to either uncompacted native soils (no greater than 80% Proctor), or amended soils meeting the Minnesota Department of Transportation standards for approved topsoil, that are not covered by hardscape or paved surfaces.

Available open soil. The uncovered length by width of a planting bed, multiplied by depth of preparation up to 36 inches deep. Most unprepared urban subgrade is highly compacted and does not qualify as available.

Covered soil. Soil volume provided below hardscape or paved surfaces in the form of suspended soil cells or structural soil. Only 25% of the volume of structural soils may be counted towards soil volume requirements.

Shared soil. Soil media shared by more than one tree in a planting bed sharing open soil, or an individual tree in a planting bed that is connected to other open soils via Soil Cells or Structural Soil. Areas of shared soil must have a continuous root path that does not restrict to less than 4 feet wide or 2 feet deep.

Isolated soil. Soil media in a tree well or small enclosed planting bed that is not connected to other prepared soil volumes and is totally isolated by hardscape such as driveways, sidewalks, or vaults.

Connected soil. Two or more areas of open soil that are connected below hardscape with either soil cells or structural soil. These connected beds can now qualify as shared soil.

The following standards and exceptions apply to calculating soil volumes:

- 1) The total soil volume provided for a tree shall be calculated in cubic feet by adding the available open soil volume to the available covered soil volume within a 50-foot radius of the tree.
- 2) When total soil volume consists of more than one planter bed or open soil area, those areas must be connected by continuous root paths at least 4 feet wide and 2 feet deep.
- 3) Soil volumes for covered soil shall be calculated by using only the space available to roots and may not include the components providing structure. 90% of the volume of cell-type hardscape suspension systems may be counted towards total soil volume; 25% of the volume of structural soils may be counted towards total soil volume. A maximum depth of 36" may be used when calculating total soil volume; depths beyond 36" may not be counted towards soil volume requirements.
- (6) *Landscaping requirements.* Landscaping shall be provided in accordance with the following requirements:
 - a. All required setbacks shall be landscaped with turf grass, native grasses, trees, shrubs, vines, perennial flowering plants, or other pervious ground cover.
 - b. A minimum of one tree shall be planted for every 50 feet of street frontage or fraction thereof. The trees shall be planted within the front yard and may be arranged in a cluster or placed at regular intervals to best complement existing landscape design patterns in the area.
 - c. A minimum of four trees shall be planted for every one acre of lot area covered by buildings, parking areas, loading areas, exterior storage areas and other impervious surfaces.
 - d. Parking areas shall have a minimum of 100 square feet of landscape area and one over- story tree for each 20 spaces or, fraction thereof. The remainder of the landscape area shall be covered with turf grass, native grasses, trees, shrubs, vines, perennial flowering plants, or other pervious ground cover.

- (7) *Screening requirements.* Screening shall be provided in accordance with the following requirements:
- a. All off-street parking areas containing six or more parking spaces and located adjacent to a residential or residentially zoned property, the parking area shall be screened along the boundary with the residential use. Where any commercial or industrial use is located adjacent to or across a public alley from a residential or a residentially zoned property, the commercial or industrial use shall be screened along the boundary with the residential use.
 - b. Exterior storage of materials or equipment, except for allowed retail sales and temporary placement of equipment, shall be screened from all adjacent non-industrial uses and from the public right-of-way.
 - c. Required screening shall consist of a fence, wall, earthen berming and/or vegetation no less than six feet in height and no less than 80% opaque on a year round basis. Said screening shall be located as close to the property line as practicable and no closer than 15 feet from the edge of a public right-of-way.
- (8) *Installation and maintenance.* The following regulations shall govern the installation and maintenance of landscaping and screening materials.
- a. All landscaping materials and screening materials shall be installed in conjunction with site development and prior to issuance of a final certificate of occupancy.
 - b. A letter of credit or other security as acceptable to the city shall be deposited with the Zoning Administrator, in an amount equal to 100% of the estimated cost of landscaping and/or screening. The letter of credit or other security as acceptable to the city, or portions thereof, shall be forfeited to maintain and/or replace materials for a period of time to include at least two growing seasons. A portion of the letter of credit or other security as acceptable to the city may be released after one growing season as determined by the Zoning Administrator. The property owner shall be responsible for continued maintenance of landscaping and screening materials to remain in compliance with the requirements of this section. Plant materials that show signs of disease or damage shall be promptly removed and replaced within the next planting season.
 - c. The property owner shall be responsible for continued maintenance of landscaping and screening materials to remain in compliance with the requirements of this section. Plant materials that show signs of disease or damage shall be promptly removed and replaced within the next planting season.
- (9) *Screening of parking areas from adjacent properties.* All parking and loading areas (including drive-through facilities, pump island service areas and stacking spaces) abutting a public street or sidewalk shall provide:
- a. A landscaped frontage strip at least five feet wide along the public street or sidewalk. If a parking area contains over 100 spaces, the minimum required landscaped frontage strip shall be increased to eight feet in width.
 - b. Screening consisting of either a masonry wall, fence, berm or hedge or combination that forms a screen a minimum of three feet in height, a maximum of four and one half feet in height, and not less than 50% opaque on a year-round basis. For reasons of personal safety and security, parking lot screening should allow clear visibility of pedestrians above the three-foot high viewing range.

-
- c. Trees shall be planted at regular intervals of no greater than 50 feet within the frontage strip.

Section 2

This Ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading:

Offered by:

Seconded by:

Roll Call:

Second Reading:

Offered by:

Seconded by:

Roll Call:

Date of Passage:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

(M) *Landscaping and screening.*

(1) *Purpose.* Landscaping and screening requirements are established to buffer non-compatible land uses, screen unsightly views, reduce noise and glare, minimize storm water runoff, and generally enhance the quality and appearance of development within the community.

(2) *Landscape plan required.* A landscape plan is required for all new commercial, industrial, institutional and multi-family development. For development having an anticipated construction value in excess of \$750,000, the landscape plan must be prepared by a landscape architect registered in the State of Minnesota. Said landscape plan shall include the location, size, quantity and species of all existing and proposed plant materials.

(3) *Design considerations.* The following design concepts and requirements should be considered when developing a landscape plan for submittal to the city:

(a) To the maximum extent possible, the landscape plan shall incorporate existing vegetative features on the site.

(b) The overall composition and location of landscaped areas should complement the scale of the development and its surroundings.

(c) Landscaped areas should be of adequate size to allow proper plant growth, protect plantings from both pedestrian and vehicular traffic, and provide adequate area for plant maintenance.

(d) A variety of trees and shrubs should be used to provide visual interest year round. No more than 50% of the required number of trees or shrubs may be comprised of any one species. No less than 25% of the required number of trees shall be over-story deciduous trees and no less than 25% shall be coniferous.

(e) Final slopes greater than 3:1 will not be permitted without special treatment such as terracing, retaining walls or special ground covers.

(f) All plant materials shall meet the following minimum size standards:

Plant Type	Minimum Size at Planting
Plant Type	Minimum Size at Planting
Trees	
Evergreen	6 feet in height
Deciduous—over-story	2.5 inches diameter, measured 2 feet from base
Deciduous—ornamental	2 inches diameter, measured 2 feet from base
Shrubs	
Evergreen	2 feet in height
Deciduous	2 feet in height

Screening shrubs—either	3 feet in height
-------------------------	------------------

(4) *Landscaping requirements.* Landscaping shall be provided in accordance with the following requirements:

(a) All required setbacks shall be landscaped with turf grass, native grasses, trees, shrubs, vines, perennial flowering plants, or other pervious ground cover.

(b) A minimum of one tree shall be planted for every 50 feet of street frontage or fraction thereof. The trees shall be planted within the front yard and may be arranged in a cluster or placed at regular intervals to best complement existing landscape design patterns in the area.

(c) A minimum of four trees shall be planted for every one acre of lot area covered by buildings, parking areas, loading areas, exterior storage areas and other impervious surfaces.

(d) Parking areas shall have a minimum of 100 square feet of landscape area and one over- story tree for each 20 spaces or, fraction thereof. The remainder of the landscape area shall be covered with turf grass, native grasses, trees, shrubs, vines, perennial flowering plants, or other pervious ground cover.

(5) *Screening requirements.* Screening shall be provided in accordance with the following requirements:

(a) All off-street parking areas containing six or more parking spaces and located adjacent to a residential or residentially zoned property, the parking area shall be screened along the boundary with the residential use. Where any commercial or industrial use is located adjacent to or across a public alley from a residential or a residentially zoned property, the commercial or industrial use shall be screened along the boundary with the residential use.

(b) Exterior storage of materials or equipment, except for allowed retail sales and temporary placement of equipment, shall be screened from all adjacent non-industrial uses and from the public right-of-way.

(c) Required screening shall consist of a fence, wall, earthen berming and/or vegetation no less than six feet in height and no less than 80% opaque on a year round basis. Said screening shall be located as close to the property line as practicable and no closer than 15 feet from the edge of a public right-of-way.

(6) *Installation and maintenance.* The following regulations shall govern the installation and maintenance of landscaping and screening materials.

(a) All landscaping materials and screening materials shall be installed in conjunction with site development and prior to issuance of a final certificate of occupancy.

(b) A letter of credit or other security as acceptable to the city shall be deposited with the Zoning Administrator, in an amount equal to 10% of the estimated cost of

landscaping and/or screening. The letter of credit or other security as acceptable to the city, or portions thereof, shall be forfeited to maintain and/or replace materials for a period of time to include at least two growing seasons. A portion of the letter of credit or other security as acceptable to the city may be released after one growing season as determined by the Zoning Administrator.

(c) The property owner shall be responsible for continued maintenance of landscaping and screening materials to remain in compliance with the requirements of this section. Plant materials that show signs of disease or damage shall be promptly removed and replaced within the next planting season.

(7) *Screening of parking areas from adjacent properties.* All parking and loading areas (including drive-through facilities, pump island service areas and stacking spaces) abutting a public street or sidewalk shall provide:

(a) A landscaped frontage strip at least five feet wide along the public street or sidewalk. If a parking area contains over 100 spaces, the minimum required landscaped frontage strip shall be increased to eight feet in width.

(b) Screening consisting of either a masonry wall, fence, berm or hedge or combination that forms a screen a minimum of three feet in height, a maximum of four and one half feet in height, and not less than 50% opaque on a year-round basis. For reasons of personal safety and security, parking lot screening should allow clear visibility of pedestrians above the three-foot high viewing range.

(c) Trees shall be planted at regular intervals of no greater than 50 feet within the frontage strip.



CITY COUNCIL WORK SESSION MEETING

AGENDA SECTION	WORK SESSION ITEM
MEETING DATE	APRIL 1, 2024

ITEM:	Update to 9.106 General Development Standards to Include Tree Preservation	
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher, City Planner April 1, 2024
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>		
<input checked="" type="checkbox"/> Healthy and Safe Community		<input type="checkbox"/> Thriving and Vibrant Destination Community
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly		<input type="checkbox"/> Strong Infrastructure and Public Services
<input type="checkbox"/> Trusted and Engaged Leadership		<input checked="" type="checkbox"/> Sustainable

BACKGROUND:

Tree preservation, landscaping, and the urban canopy have been identified by the City of Columbia Heights through 2040 Comprehensive Plan goals per Land Use and Redevelopment Goals and Policies to provide a natural buffer between uses and promote community health. However, the current Zoning Code does not specifically address tree preservation or planting standards and should include measures to ensure the long-term health and safety are maintained during the development process and so trees can mature in a way that they are productive and beneficial to the urban canopy.

The City’s 2040 Comprehensive Plan identifies community resilience, climate adaptation, public health, equity, and sustainability as Emerging Topics. One of the key land use goals identified in the 2040 Comprehensive Plan includes enhancing community gateways, prioritizing landscaping and other forms of buffering between uses, and continuing the City’s participation in Tree City USA. By using the most recent versions of the ANSI A300 and ISA Best Management Practices for tree management during construction as well as the MN DNR “Pocket Guide to Planting Trees”, the amendment to City Code (9.106 General Development Standards) to include tree preservation language and planting standards in the Landscaping and Screening section would reflect industry and agency standards and best practices.

Columbia Heights can maintain and enhance the urban canopy by:

- Applying preservation, protection, and replacement standards of Protected Trees to all permits that require a survey and including the City Forester in the review process to approve tree inventory and protection plans as well as conducting inspections.
- Establishing standards for the removal of protected and removable trees as well as newly planted and replacement trees to ensure diversity and resiliency of the canopy, soil volume requirements and formulas for calculating soil volume, and defining protected tree varieties.
- Defining replacement requirements based on size and plantings in accordance with the standards set forth in the MN Department of Natural Resources publication “Pocket Guide to Planting Trees”
- Adjusting the letter of credit or other security, as acceptable to the city, from 10% of the tree, landscaping, and screening estimated cost to an amount equal to the estimated cost. The letter of

credit or other security as acceptable to the city, or portions, thereof, shall be forfeited to maintain and/or replace materials for a period of time to include at least two growing seasons. A portion of the letter of credit or other security as acceptable to the City may be released after one growing season; after two growing seasons, the security can be released minus costs incurred through damage or replacement.

SUMMARY OF CURRENT STATUS:

At the time, staff felt it was necessary to amend the existing ordinances to establish a process to include the City Forester in development review and adopt standards aligned with industry and agency best practices as well as reflecting the securities and letter of credit language that is seen across municipalities. The ordinance currently does not reflect the most up-to-date information, standards, or processes that ensure successfully mature tree canopies or preservation of the existing canopy.

The 6th U.S. Circuit Court of Appeals in *F.P. Development, LLC vs. Charter Township of Canton, Michigan* found that, Canton's ordinance classification of certain trees as "significant trees", created permitting requirements, restricted tree removal, and required mitigation for removal. A property owner that removed trees was required to either pay into a town fund or replant trees; the town enforced action against a developer that removed 159 trees and argued that, under the ordinance, the developer had to replant trees or pay the town approximately \$50,000. The 6th Circuit found that the ordinance violated the Fifth Amendment's "unconstitutional conditions" doctrine, if a permit is conditioned on the waiver of constitutional rights, then the local government permitting may be found unconstitutional.

Local governments may choose whether and how a permit applicant mitigates developmental impacts, but they must establish an "essential nexus and rough proportionality to those impacts" and "make some sort of individualized determination that the required mitigation is related both in nature and extent to the impact of the proposed development."

Tree preservation ordinances were examined by peer-reviewing other cities such as Fridley, New Hope, Shakopee, St. Anthony's Village, Maple Grove, and Minneapolis for key components. Fridley, St. Anthony's Village, and Minneapolis do not have tree preservation ordinances. Additionally, staff has consulted with the League of Minnesota Cities and the City Forester for their guidance on what a model ordinance should include.

STAFF RECOMMENDATION:

Staff recommends that the City Council direct staff on whether to pursue a tree preservation and planting standards ordinance and have the City Attorney review the proposed language for purposes of determining if the ordinance establishes an essential nexus and rough proportionality and documents an individualized determination process after applying the standards.

ATTACHMENT(S):

Existing Code
Proposed Code
Tree Preservation – League of Minnesota Cities
New Hope Tree Preservation and Replacement Ordinance
Shakopee Tree Preservation Ordinance
Maple Grove Tree



AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	MAY 13, 2024

ITEM:	First Reading of Ordinance No. 1697, an Ordinance amending Chapter 9.107 Specific Development Standards (16) Day Care Centers	
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher, City Planner, May 9, 2024
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>		
<input checked="" type="checkbox"/> Healthy and Safe Community <input type="checkbox"/> Thriving and Vibrant Destination Community <input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly <input type="checkbox"/> Strong Infrastructure and Public Services <input checked="" type="checkbox"/> Trusted and Engaged Leadership <input type="checkbox"/> Sustainable		

CASE NUMBER: 2024-PZ05
APPLICANT: JDA Design Architects, Inc. on behalf of Mohamed Abdulle (2201 37th Avenue NE)
LOCATION: Citywide
REQUEST: Zoning Ordinance Amendment
PREPARED BY: Andrew Boucher, City Planner

INTRODUCTION:
 JDA Design Architects, Inc. representing Mohamed Abdulle has requested approval of a Zoning Ordinance Amendment to amend Specific Development Standards in City Code 9.107 for Day Care Centers. The applicant is proposing to modify (16)(c): a requirement for child day care centers to provide at least 75 sq. ft. of outdoor play area for each child under care to allow for the submission of a written plan to use an adjacent public park to satisfy this requirement subject to approval by the City Manager or their designee. The proposed text amendment would make the City Code less restrictive and bring local requirements into alignment with MN State Statute 9502.0425 (Physical Environment) which allows day cares to use public parks if the on-site play areas are not sufficient.

Staff have worked with the owner of 2201 37th Avenue NE, a block south of Prestemon Park, on a proposed child day care center building permit application through administrative review under the current code requirements providing a 2,700 sq. ft. on-site play area as well as on the proposed zoning text amendment which would allow the applicant to serve a greater number of children. The proposed zoning text amendment changes the child day care outdoor play area language to reflect the standards that allow adult day care facilities to use an adjacent park subject to approval of a written plan reviewed by the City Manager or their designee.

Staff has determined that the proposal is identical to a similar zoning text amendment the City processed and approved in 2017 allowing adult day care facilities use of an adjacent public park to satisfy outdoor play area

requirements. Staff recommended approval of the amendment so that an alternative approach to providing on-site outdoor space could be considered, which was approved by the City Council.

Staff examined existing day care facilities and their outdoor play areas, zoning districts that allow child and adult day care facilities as uses, and identifying parks that would be within the 1,500-foot distance from any commercially zoned properties to better understand the impact of the proposed zoning text amendment. There are approximately 11 existing day care centers that the amendment would apply to, but each of these centers appears to provide on-site play areas or are on a site, such as a place of worship or school facility, that has those facilities readily available. Existing day care centers would be able to expand their operations if their occupancy is currently limited by the on-site play area, but this amendment would likely be more applicable to future day care centers. The proposed zoning text amendment would be applicable to only city parks that have a commercially zoned property within 1,500 feet of them where a future child day care center could propose a written plan for review to use the park. These parks are:

- Edgemoor Park
- Gauvitte Park
- Huset Park
- Labelle Park
- Prestemon Park
- Sullivan Lake Park

The remaining parks are either outside the distance allowed for a day care to use the park or the parks do not have any commercial zones where a child day care center would be allowed. The property owners within 350 feet of each of these six parks were sent a Notice of Public Hearing regarding the zoning text amendment because staff determined it was appropriate, within the scope of the zoning text amendment, to give the public ample notice of the application and provide time for adequate public comment. Staff has received multiple written comments which are included as part of the public record.

Staff also examined the city code requirements of Andover, Big Lake, Maple Grove, Minneapolis, Minnetonka, Richfield, Roseville, and Saint Paul to better understand how cities are regulating day care facilities in relation to MN State Statute 9502.0425. Cities such as Andover, Richfield, and Roseville do not have specific development standards for day care centers and adhere to the state requirements. Big Lake, Maple Grove, and Saint Paul require play areas for day cares to be enclosed with a fence. Minneapolis allows for public parks to be used accessory to a childcare center.

ZONING ORDINANCE AMENDMENT

It is the opinion of staff that the proposed zoning text amendment, as presented, is consistent with the 2040 Comprehensive Plan and would bring city code requirements in alignment with MN State Statute 9502.0425 governing the physical environments of day care facilities. The proposed text amendment is identical to a previous zoning ordinance amendment from 2017 that was approved by City Council and the requirement of an approved written plan will benefit providers as well as the City to ensure that public access of the parks is not compromised.

In this regard, the following Zoning Ordinance modification to City Code 9.107 Specific Development Standards is recommended by Staff and is highlighted in red:

1. The existing specific development standards for *Day Care Centers* shall be amended to include additional

language for “child day care facilities” that specifies that if a subject property does not have sufficient outdoor play area on-site, then the property owner must submit a written proposal that demonstrates that recreational activities for adults under the facility’s care will be provided off-site subject to approval or denial by the City Manager or their designee.

(C) *Specific development standards.* The following uses are subject to specific development standards:

(16) Day care center

(c) For child day care facilities, at least 75 square feet of outdoor play area shall be provided for each child under care. If there is not sufficient space for an outdoor play area on-site, then the property owner must submit a written proposal that demonstrates recreational activities for children under the facility’s care will be provided off-site within 1,500 feet of the facility.

Staff Review

The Public Works Department, Police Department, and Fire Department have been provided copies of the application materials and had no concerns regarding the amendment to allow child day care facilities to use a public park in lieu of an on-site play area. The City Attorney does not have any concerns regarding liability as these businesses are required to carry appropriate insurance to cover any potential damages. The City Building Official prepared a memorandum of understanding regarding the importance of accessible playground equipment at daycare facilities highlighting inclusivity, physical development, social interaction, legal compliance, and community engagement as reasons to consider maintaining the existing code, this memo is included as an attachment.

FINDINGS OF FACT

Section 9.104 (F) of the Zoning Ordinance outlines certain findings of fact that must be met in order for the City to grant approval for a zoning amendment. The findings are as follows:

(a) The amendment is consistent with the comprehensive plan.

The City’s 2040 Comprehensive Plan identifies establishing and maintaining a strong sense of community, strengthening the identity and image of the community as a desirable place to live, work, and play, and promoting the safety of residents and ensure a safe environment for pedestrians, bicyclists, and other vulnerable roadway users as some of the land use goals and policies.

(b) The amendment is in the public interest and is not solely for the benefit of a single property owner.

The amendment is in the public interest and not solely for the benefit of a single property owner as the property owner has demonstrated a willingness to comply with the current code requirements and this has been a barrier to entry for numerous perspective day care providers to the extent that a previous zoning text amendment was approved for adult day care facilities. The proposed amendment will allow for more child care capacity and remove a barrier to entry for future day care providers while also providing the City with greater understanding how public parks are being used.

(c) Where the amendment is to change the zoning classification of a particular property, the existing use of the property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.

The amendment is not to change the zoning classification of a particular property and the existing use is compatible with the general area of the property.

(d) Where the amendment is to change the zoning classification of a particular property, there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its current zoning classification.

The amendment is not to change the zoning classification of a particular property.

The Planning Commission gave a positive recommendation (4-2-1) to draft Ordinance No. 1697, an Ordinance amending chapter 9.107 Specific Development Standards (16) of the City Code of 2005 to allow for child day care centers to propose a written plan to use a public park in lieu of an on-site outdoor play area at the May 7, 2024 Planning Commission meeting.

The following Zoning Ordinance modifications are recommended by Staff with the full draft ordinance attached to the staff report.

RECOMMENDATION

Staff recommends approval of Ordinance No. 1697, on first consideration:

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Ordinance No. 1697, there being ample copies available to the public.

MOTION: Move to set the second reading of Ordinance Amendment No. 1697, an Ordinance amending chapter 9.107 Specific Development Standards (16) of the City Code of 2005 to amend the on-site outdoor play area requirement for child day care centers, for May 28, 2024.

ATTACHMENT(S):

- Draft Ordinance No. 1697
- Application
- Applicant Narrative
- Site Location
- Existing Code
- Proposed Code
- State Statute 9502.0425
- Letter to Neighbors
- Public Hearing Notice
- Memorandum of Understanding from the Building Official
- Email from Donna Conwell at 1001 41st Avenue NE
- Email from Jen Kane at 250 44th Avenue NE

Email from Renee Gowen at 542 Huset Parkway NE
Email from Steven Stromquist – 649 51st Avenue NE
Email from Randall Schmit at 3983 Arthur Street NE

DRAFT

ORDINANCE NO. 1697

**AN ORDINANCE AMENDING CHAPTER 9.107 OF THE CITY CODE OF 2005
RELATING TO CHILD DAY CARE ZONING REGULATIONS**

The City of Columbia Heights does ordain:

Section 1

§ 9.107 SPECIFIC DEVELOPMENT STANDARDS.

City Code of 2005, is proposed to include the following addition and shall hereafter read as follows, to wit:

(C)(16)(c) For child day care facilities, at least 75 square feet of outdoor play area shall be provided for each child under care. If there is not sufficient space for an outdoor play area on-site, then the property owner must submit a written proposal that demonstrates recreational activities for children under the facility’s care will be provided off-site within 1,500 feet of the facility. The City Manager, or his or her designee, is authorized to approve or deny this proposal.

Section 2

This Ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading:

Offered by:

Seconded by:

Roll Call:

Second Reading:

Offered by:

Seconded by:

Roll Call:

Date of Passage:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

COLUMBIA HEIGHTS

ZONING AMENDMENT APPLICATION ORDINANCE NO.: 9.104 (F)

This application is subject to review and acceptance by the City. Applications will be processed only if all required items are submitted.

PROPERTY INFORMATION

Project Address/Location: 2201 3TH AVE N.E
 Legal Description of property: WALTONS SUNNY ACRES 2ND ADDITION
PID 36-30-24-94-0014
 Present zoning of property: GB GENERAL BUSINESS
 Proposed zoning of property: GB WICDP
 Section Number of text to be changed: _____

PROPERTY OWNER (As it appears on property title):

Company/Individual (please print): AM BUSINESS CENTER
 Contact Person (please print): MOHAMED ABOUJLE
 Mailing Address: 2201 3TH AVE NE
 City: COLUMBIA HEIGHTS State: MN Zip: 55421
 Daytime Phone: _____ Cell Phone: 612 396 3768
 E-mail Address: MABOUJLE08@GMAIL.COM
 Signature/Date: [Signature] 3/11/24

APPLICANT:

Company/Individual (please print): JDA DESIGN ARCHITECTS INC
 Contact Person (please print): JOHN ANDERSON
 Mailing Address: 901 4TH STREET N
 City: HOPKINS State: MN Zip: 55343
 Daytime Phone: 612 817 0050 Cell Phone: SAME
 E-mail Address: JOHN@JDA DESIGN ARCHITECTS
 Signature/Date: [Signature] 3/11/24

Disclaimer: Applicant's name, contact information and a summary of the proposed application may be made available on the city's website as part of public record.

COLUMBIA HEIGHTS

REASON FOR REQUEST *(please provide a written narrative that explains how the existing use of the property and the zoning classification of other properties within the general area are compatible with the proposed zoning classification. Also describe whether there has been a change in the character or trend of development in the general area that has taken place since the property was originally placed in its current zoning classification. If applicable, provide the existing text that you are requesting be changed and provide the proposed text.)*

FOR OFFICE USE ONLY

CASE NO: _____

APPLICATION REC'D BY: _____

\$1000 APPLICATION FEE REC'D: _____

DATE APPLICATION REC'D: _____

RECEIPT NUMBER: _____

Petition to Amend City Code Findings

We are seeking to amend the City Code to allow **offsite** outdoor play areas for day care facilities in the City of Columbia Heights, Minnesota. To allow much needed neighborhood child daycares to utilize adjacent parks to meet the outdoor play area requirement thereby making the **Code consistent with State Statute**. That there is **currently a shortage of daycare facilities** in the city of Columbia Heights current market, and we believe the City may want to consider making this change to the Code to help address this need.

(a) Amendment to the city code is consistent with the 2040 Comprehensive Plan.

1. Population and household size have both grown, and are on the rise again.
2. The goal is to promote the safety of residents and ensure a safe environment for pedestrians and provide accessible and safe pedestrian connections to destination points within the community.
3. Parks and trails are essential in promoting community wellness, connecting the individual to ecological value and stewardship. The comprehensive plan plays a key role in identifying ways to maximize the use of park and trail facilities.
4. One of the goals of the comprehensive plan is to provide a park and open space system that serves the wide-ranging recreation, health, and leisure needs of the community.
5. As part of the Comprehensive Plan the City of Columbia Heights needs to consider how trends will affect facility and programming needs. For example, the changing demand for traditional facilities. Diverse communities tend to use parks differently with a focus on gatherings. The use of parks generally comes in groups rather than as individuals. Need to introduce diverse populations to outdoor recreational opportunities and encourage continued participation.
6. Community outreach and feedback in the planning process confirmed the importance of parks and trails for the community. Spending time in nature improves creativity and problem-solving abilities.

(b)

This amendment **IS** in the public interest. This amendment would allow the much-needed day care facilities a location to utilize adjacent parks to meet the outdoor play area requirement. Not just this facility, but for all current and future day care facilities located within the city of Columbia Heights

(c) This amendment is **NOT** intended to change the zoning classification of a particular property.

(d) This amendment is **NOT** intended to change the zoning classification of a particular property.

Andrew Boucher

From: John D Anderson <jdadesignarch@gmail.com>
Sent: Tuesday, March 26, 2024 12:01 PM
To: Andrew Boucher
Subject: Re: johnny five

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Andrew, and thank you for your follow up.

Here is the text we are proposing. It matches the state statues very closely.

....." For child day care facilities, at least 75 square feet of outside play area shall be provided for each child under care. The outdoor play area provided shall be either on the premises, or offsite. Outdoor activity area: Outdoor space must be at least 1,500 square feet total and at least 75 square feet per child; If offsite, be within 2000 feet of the center; be enclosed if adjacent to traffic and other hazards; be free of litter and other hazards; and have the required outdoor large muscle equipment."

Indoor space: The licensed capacity is limited by the amount of indoor space. A minimum of 35 square feet is required for each child.

Please let me know if you have any questions.

Thank Andrew

On Tue, Mar 26, 2024 at 10:57 AM Andrew Boucher <ABoucher@columbiaheightsmn.gov> wrote:

John,

I just wanted to confirm that you received my email yesterday;

(16) Day care center.

(a) The building and any exterior fenced areas shall meet the setback requirements for a principal structure in the zoning district in which the use is located.

(b) The play area shall be located away from the main entrance to day care, and shall be contained with a fence constructed of masonry, painted or treated wood or metal, at least five feet in height.

(c) For child day care facilities, at least 75 square feet of outside play area shall be provided for each child under care.

(d) For adult day care facilities, at least 150 square feet of outdoor area for seating or exercise shall be provided. If 150 square feet of outdoor is not available on the site, the property owner must submit a written proposal that demonstrates that recreational activities for adults under the facility’s care will be provided off-site. The City Manager, or his or her designee, is authorized to approve or deny this proposal.

(e) The use shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading of children or adults under care. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.

(f) To the extent practical, new construction or additions to existing buildings shall be complementary and compatible with the scale and character of the surroundings and exterior materials shall be compatible with those used in the immediate neighborhood.

(g) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening or other site improvements consistent with the character of the neighborhood.

(h) The facility shall meet all applicable housing, building and fire codes and be licensed as required by the State of Minnesota.

(i) Day care centers located in a school or religious institution building originally constructed for use as a school or religious institution shall be considered a permitted accessory use, provided the standards contained herein are met.

(j) Day care centers located within an existing commercial or industrial facility and used only by employees of the operation conducted on the site shall be considered a permitted accessory use, provided the standards contained herein are met.

Here is the existing text, please let me know what you would like the proposed language to be.

Thanks,

Andrew

From: John D Anderson <jdadesignarch@gmail.com>
Sent: Monday, March 25, 2024 3:40 PM
To: Andrew Boucher <ABoucher@columbiaheightsmn.gov>
Subject: Re: johnny five

Hi Andrew,

9502.0425 PHYSICAL ENVIRONMENT.

Subpart 1. **Indoor space.** The licensed capacity of the day care residence must be limited by the amount of usable indoor space available to children. A minimum of 35 square feet of usable indoor space is required per child.

A. Bathrooms, closets, space occupied by major appliances, and other space not used by children may not be counted as usable space. Space occupied by adult furniture, if it is used by children, may be counted as usable indoor space.

B. Usable indoor space may include a basement if it has been inspected by a fire marshal, is free of hazard, and meets the minimum exiting standards specified in subpart 4.

Subp. 2. **Outdoor play space.** There must be an outdoor play space of at least 50 square feet per child in attendance, adjacent to the residence, for regular use, or a park, playground, or play space within 1,500 feet of the residence. On-site supervision must be provided by a caregiver for children of less than school age when play space is not adjacent to the residence. Enclosure may be required by the agency to provide protection from rail, traffic, water, or machinery hazard. The area must be free of litter, rubbish, toxic materials, water hazards, machinery, unlocked vehicles, human or animal wastes, and sewage contaminants.

Subp. 3. **Water hazards.** Swimming and wading pools, beaches, or other bodies of water on or adjacent to the site of the residence must be inaccessible to children except during periods of supervised use. Wading pools, as defined in chapter 4717, must be kept clean. When children use a swimming pool, as defined in chapter 4717, or beach, an attendant trained in first aid and resuscitation shall be present. Any public swimming pool, as defined in chapter 4717, used by children must meet the requirements of chapter 4717.

Subp. 4. [Repealed, L 2019 1Sp9 art 2 s 134]

Subp. 5. **Occupancy separations.** Day care residences with an attached garage must have a self-closing, tight fitting solid wood bonded core door at least 1-3/8 inch thick, or door with a fire protection rating of 20 minutes or greater and a separation wall consisting of 5/8 inch thick gypsum wallboard or its equivalent on the garage side between the residence and garage.

Subp. 6. **Vertical separations.** For group family day care homes with a licensed capacity of more than ten children, a 1-3/4 inch solid wood core door or a door and frame with at least a 20-minute fire protection rating, must be provided whenever more than two floors of the residence are connected. These doors must be equipped with self-closing devices.

Subp. 7. **Heating and venting systems.** The following heating and venting guidelines must be met:

A. Stove and heater locations must not block escape in case of a fire.

B. Gas, coal, wood, kerosene, or oil heaters must be vented to the outside in accordance with the State Building Code.

C. Combustible items must not be located within 36 inches of the furnace or other heating sources.

D. Whenever in use, fireplaces, wood-burning stoves, solid fuel appliances, space heaters, steam radiators, and other potentially hot surfaces, such as steam pipes, must be protected by guards to prevent burns. All fireplaces, wood-burning stoves, space heaters, steam radiators, and furnaces must be installed according to the State Building Code.

E. The furnace, hot water heater, and workshop area must be inaccessible to children. Separation may be by a door, partition, or gate. There must be allowance for air circulation to the furnace.

F. Ventilation of usable space must meet the requirements of the State Building Code. Outside doors and windows used for ventilation in summer months must be screened when biting insects are prevalent.

Subp. 8. **Temperature.** A minimum temperature of 62 degrees Fahrenheit must be maintained in indoor areas used by children.

Subp. 9. **Infant and newborn sleeping space.** There must be a safe, comfortable sleeping space for each infant and newborn. A crib, portable crib, or playpen with waterproof mattress or pad must be provided for each infant or newborn in care. The equipment must be of safe and sturdy construction that conforms to volume 16, parts 1508 to 1508.7 and parts 1509 to 1509.9 of the Code of Federal Regulations, its successor, or have a bar or rail pattern such that a 2-3/8 inch diameter sphere cannot pass through. Playpens with mesh sidings must not be used for the care or sleeping of infants or newborns.

Subp. 10. **Stairways.** All stairways must meet the following conditions.

A. Stairways of three or more steps must have handrails.

B. Any open area between the handrail and stair tread must be enclosed with a protective guardrail as specified in the State Building Code. The back of the stair risers must be enclosed.

C. Gates or barriers must be used when children between the ages of 6 and 18 months are in care.

D. Stairways must be well-lighted, in good repair, and free of clutter and obstructions.

Subp. 11. **Decks.** Decks, balconies, or lofts used by children more than 30 inches above the ground or floor must be surrounded by a protective guardrail and be constructed in accordance with the State Building Code. Wooden decks must be free of splinters and coated with wood preservative, paint, or constructed with treated wood.

Subp. 12. **Locks and latches.** Door locks and latches must meet the following guidelines:

A. a closet door latch must be made so that children can open the door from inside the closet;

B. every bathroom door lock must permit opening of the locked door from the outside and the opening device must be readily accessible to all caregivers; and

C. double cylinder (key required both sides) locks on exit doors are prohibited.

Subp. 13. **Sewage disposal.** Day care residences must have toilet facilities and sewage disposal systems that conform to the State Building Code or local septic system ordinances. The toilets must flush thoroughly. Outdoor toilets are permissible when local ordinances allow.

Subp. 14. **Construction, remodeling.** During construction or remodeling, children shall not have access to dangerous construction or remodeling areas within or around the residence.

Subp. 15. **Interior walls and ceilings.** The interior walls and ceilings within the residence, as well as corridors, stairways, and lobbies must have a flame spread rating of 200 or less.

Subp. 16. [Repealed, L 2019 1Sp9 art 2 s 134]

Subp. 17. [Repealed, L 2019 1Sp9 art 2 s 134]

Subp. 18. **Electrical services.** The following electrical guidelines must be met:

A. all electric receptacles accessible to children under first grade must be tamper-proof or shielded when not in use;

B. all major electrical appliances must be properly installed, grounded in accordance with the state electric code, and in good working order;

C. extension cords shall not be used as a substitute for permanent wiring; extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, floors, under doors or floor coverings, nor be subject to environmental damage or physical impact; and

D. electrical wiring must be sized to provide for the load and be in good repair.

Subp. 19. **Smoking prohibited in group family child care home.** Pursuant to Minnesota Statutes, section 144.414, subdivision 2, smoking is prohibited in a group family child care provider's home during hours of operation.

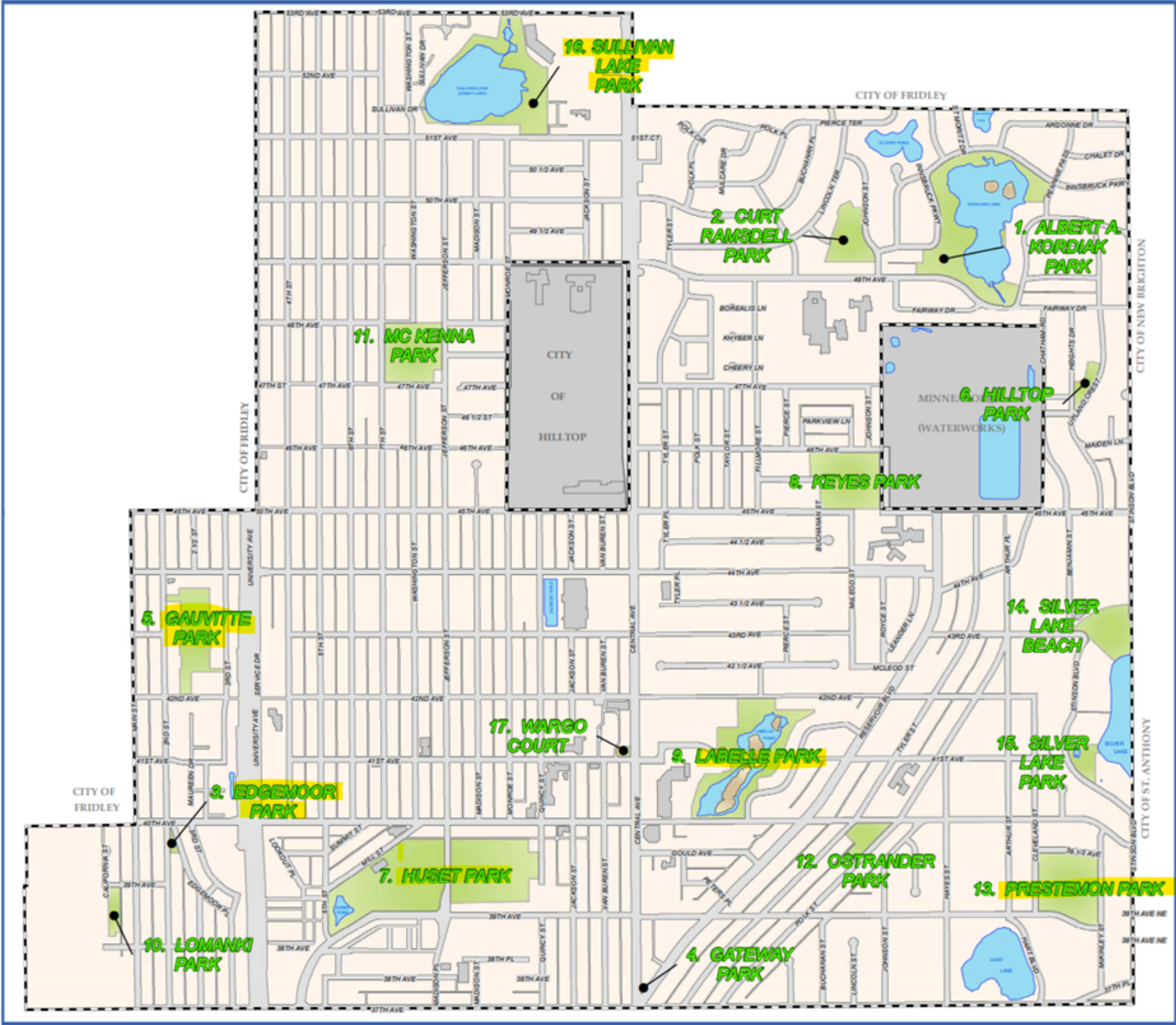
Statutory Authority: *MS s 14.386; 14.388; 245A.09; 252.28*

History: *9 SR 2106; 10 SR 2617; 30 SR 585; L 2019 1Sp9 art 2 s 134*

Published Electronically: *October 30, 2019*

FIGURE 7-1. CITY PARKS

Item 22.



Source: City of Columbia Heights

City of Columbia Heights | Community Development

3989 Central Avenue NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ Fax: 763-706-3671 ▪ www.columbiaheightsmn.gov

Subject: Importance of Accessible Playground Equipment at Daycare Facilities

Dear City Council,

I am writing to bring to your attention an important aspect of daycare facilities that requires consideration: the accessibility of playground equipment. New daycare centers with on-site playgrounds have an opportunity to provide equipment which is inclusive and accessible to all children. This may not be the case with city, county, or state parks. Children with physical disabilities are limited in their abilities to explore or interact with their environment and are deprived of normal childhood experiences. A newly constructed daycare facility has an opportunity to provide adaptable playground equipment at the time of construction.

Accessibility is not just a matter of compliance; it is a fundamental aspect of creating an environment where every child feels valued and included. By incorporating accessible playground equipment, we not only meet the needs of children with disabilities but also foster a sense of belonging and camaraderie among all children. It promotes empathy, understanding, and respect for individual differences from a young age.

Here are several reasons why keeping daycare playground equipment on site is crucial:

1. **Inclusivity:** Accessible playground equipment allows children with disabilities to actively participate in outdoor play alongside their peers, fostering a sense of belonging and friendship. Leaving this in the hands of the proprietor provides faster on-site control of necessary adaptations to the equipment.
2. **Physical Development:** Outdoor play is vital for the physical development of children. Accessible equipment ensures that all children can engage in physical activities that promote gross motor skills, balance, and coordination.
3. **Social Interaction:** Playgrounds are spaces where children learn valuable social skills such as cooperation, communication, and teamwork. Accessible equipment encourages interaction among children of diverse abilities, promoting empathy and understanding.
4. **Legal Compliance:** Ensuring accessibility is not just a moral imperative but also a legal requirement. By providing accessible playground equipment on-site, we demonstrate our commitment to complying with accessibility standards and regulations.

5. Community Engagement: An inclusive environment not only benefits the children in their care but also fosters positive relationships with parents, caregivers, and the wider community. It showcases our dedication to providing quality care for all children.

Considering the importance of accessibility and inclusivity, I urge you to consider keeping outdoor daycare playgrounds on-site and in the hands of the proprietor so the equipment and conditions can be quickly adapted to the needs of the children served.

Keeping daycare playgrounds on site will not only enhance the experiences of the children in their care but also uphold our commitment to providing a welcoming and inclusive environment for all.

Thank you for your attention to this matter. If you have any questions or would like to discuss this further, please do not hesitate to contact me.

Sincerely,

Ryan Smith – Building Official

City of Columbia Heights



**CITY OF
COLUMBIA HEIGHTS
PLANNING COMMISSION**

**NOTICE OF
PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing in the City Council Chambers of City Hall at 3989 Central Avenue NE on Tuesday, May 7, 2024, at 6:00 p.m. The order of business is as follows:

A request for a Zoning Text Amendment from the JDA Design Architects and Mohamed Abdulle proposing to amend City Code 9.107 Specific Development Standards (C)(16) Day Care Centers and include language allowing child day care facilities to utilize an adjacent public park to the property within 1,500 feet. Section 9.104 (F) of the Zoning Ordinance requires the Planning Commission to hold a public hearing on the zoning amendment and make findings before submitting a recommendation to City Council.

Notice is hereby given that all persons having an interest will be given an opportunity to be heard. For questions, contact Andrew Boucher, City Planner, at (763) 706-3673.

Published in
The Life
April 19, 2024
1388296

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

Date: 04/15/24
Account #: 414681
Customer: CITY OF COLUMBIA HEIGHTS
Address: 3989 CENTRAL AVE NE
COLUMBIA HEIGHTS
Telephone: (763) 767-6580
Fax: (763) 706-3637

Publications:
BSLP Col Hght Frid Life

Ad ID: 1388296
Copy Line: May 7 PH Zoning Text Amendment
PO Number:
Start: 04/19/24
Stop: 04/19/2024
Total Cost: \$57.50
of Lines: 44
Total Depth: 4.917
of Inserts: 1
Ad Class: 150
Phone # (763) 691-6000
Email: publicnotice@apgecm.com
Rep No: CA700

Contract-Gross

Andrew Boucher

From: RENEE GOWAN <rcgowan@comcast.net>
Sent: Monday, April 22, 2024 3:04 PM
To: Andrew Boucher
Cc: Aaron Chirpich
Subject: Re: FW: Zoning Text Amendment

Andrew

Thank you for speaking with me today and providing input regarding day care centers and the use of public parks. My question are as follows:

Would the addition of these day care centers be a burden to what I can assume are limited crews for maintenance and trash removal? As I stated to you, I live directly across from Huset Park and the children and parents leave an enormous amount of trash daily which I pick up so I am not ashamed of where I live.

Are there monies designated for daily clean up in these parks?

How many people will be supervising the children daily? We have had buses of children at Huset Park who took over the entire play area and other children would just leave the area. Also how will our residents be able to walk dogs or want to have picnics on the grounds at the same time? Will our Association be paying higher taxes for the centers? Thank you and I look forward to meeting you on May 7.

On 04/22/2024 2:14 PM CDT Andrew Boucher <aboucher@columbiaheightsmn.gov> wrote:

Renee,

Thank you for reaching out. The zoning text amendment is associated with a redevelopment project at 2201 37th Ave NE, which had previously received a Conditional Use Permit for a banquet hall/event space last July, but the owner (Mohamed Abdulle) also had some other speculative spaces for retail and office space before ultimately finding a tenant interested in opening a day care center. During the development process, there were difficulties in accommodating the on-site play area requirement for child day care centers. Mr. Abdulle engaged the services of JDA Design Architects to prepare some of their plans for the building construction as well as the prepare the zoning text amendment

Andrew Boucher

From: Randy Red <rps4thejob2015@gmail.com>
Sent: Sunday, April 28, 2024 3:28 AM
To: Andrew Boucher
Subject: Zoning Text Amendment - JDA Design Architects and Mohamed Abdulle

I Randall Schmit residing at 3983 Arthur Street NE, am against the proposal to amend 9.107 Specific Development Standards (C) (16) for Day Care Centers.

I vote no to allow Day Care Centers to use an adjacent public park within 1500 feet of the property in lieu of an on site play area.

Sincerely,
Randall P. Schmit

Andrew Boucher

From: STEVEN STROMQUIST <s7even.roy@icloud.com>
Sent: Friday, April 19, 2024 12:56 PM
To: Andrew Boucher
Cc: Aaron Chirpich; Mitchell Forney
Subject: Re: Zoning Text Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you, Mr. Boucher for your quick and informative response. I'll have to read it over again to really understand it! I certainly support additional affordable daycare for our city.
 Steve

Sent from my iPhone

> On Apr 19, 2024, at 12:05 PM, Andrew Boucher <ABoucher@columbiaheightsmn.gov> wrote:

>

> Hey Steve,

>

> Thank you for reaching out. The zoning text amendment is associated with a redevelopment project at 2201 37th Ave NE, which had previously received a Conditional Use Permit for a banquet hall/event space last July, but the owner (Mohamed Abdulle) also had some other speculative spaces for retail and office space before ultimately finding a tenant interested in opening a day care center. During the development process, there were difficulties in accommodating the on-site play area requirement for child day care centers. Mr. Abdulle engaged the services of JDA Design Architects to prepare some of their plans for the building construction as well as the prepare the zoning text amendment to amend the City Code and bring it into alignment with MN State Statute 9502.0425 (Physical Environment) which allows for a public park to be used if on-site outdoor play areas are not feasible on the subject property.

>

> This zoning text amendment would apply to all day care centers, but not necessarily all parks because some city parks are outside the maximum distance of 1,500 feet from commercially zoned properties where day care centers would be allowed; the parks that this zoning text amendment would apply to are:

>

> - Edgemoor Park

> - Gauvitte Park

> - Huset Park

> - Labelle Park

> - Prestemon Park

> - Sullivan Lake Park

>

> The remaining parks are either outside the distance allowed for a day care to use the park or the parks do not have any zones where day cares would be allowed. There are approximately 11 day care centers in Columbia Heights that this would apply to, but from my analysis, the vast majority of these day care centers already have on-site play areas or other built in amenities. Day care centers do not pay the city for licensure as they are licensed through the state, but they do pay city taxes. I've included our Community Development Coordinator, Mitch Forney, on this email so we can look further into the taxes, but they likely pay the same or similar taxes to what other businesses do.

>

> This is not the first time a zoning text amendment has been applied for, the City processed and approved a zoning text amendment for Adult Day Care Centers on June 12, 2017 allowing them to prepare a written proposal demonstrating

recreational activities for adults under the facility's care provided off-site. I've attached a copy of that ordinance c
the language for adult day care centers to be able to use a public park to meet their outdoor area requirements, I
anticipate that this zoning text amendment would be identical to the one that was previously approved given that the
uses are incredibly similar and in alignment with State Statute requirements in 9502.0425.

>
> Please let me know if you have any questions and I'm happy to discuss
> this further,

>
> Thanks,
>
> Andrew

>
>
> Andrew Boucher, AICP | City Planner
> City of Columbia Heights | Community Development Department
> 3989 Central Avenue NE | Columbia Heights, MN 55421
> aboucher@columbiaheightsmn.gov

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>
>
> Direct: 763-706-3673 | Main: 763-706-3670

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>
>
> -----Original Message-----

> From: STEVEN STROMQUIST <s7even.roy@icloud.com>
> Sent: Friday, April 19, 2024 11:10 AM
> To: Andrew Boucher <ABoucher@columbiaheightsmn.gov>
> Subject: Zoning Text Amendment

>
> Re: May 7 Hearing
> Where exactly are the properties located? Several widely spaced parks are highlighted on map.
> Is new construction planned?
> Who is JDA Design Architects & why are they involved? Who is Mohamed Abdullah? Is he a Columbia Heights resident.
Is he owner of said day care centers? Would this amendment apply to all day care providers? How many daycare
providers are there in Heights to which this amendment would apply? How much to daycare facilities pay to the city for
certification? Do they pay city taxes & employment taxes & property taxes?
> Given that there may be many daycare facilities in Heights homes, is this the first time a N Zoning Text Amendment has
been applied for?

> Thank you,
> Steve Stromquist
> 649 51st Ave NE
> COLUMBIA HEIGHTS

>
> Sent from my iPhone

>
>
> _____
>

> Disclaimer: Information in this message or attachment may be government data and thereby subject to the Minnesota Government Data Practices Act; may be subject to attorney-client or work product privilege; may be confidential, privileged, proprietary, or otherwise protected. The unauthorized review, copying, retransmission, or other use or disclosure of the information is strictly prohibited. If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.

> <1641.pdf>

Andrew Boucher

From: Donna Conwell <dsc01@comcast.net>
Sent: Wednesday, April 24, 2024 11:09 AM
To: Andrew Boucher
Subject: Regarding Public Hearing Notice to Amend City Code 9.107 Related to Day Care Centers

SUBJECT: Public Hearing Notice - Zoning Text Amendment from JDA Design Architects and Mohamed Abdulle proposing to amend City Code 9.107 Specific Development Standards related to Day Care Centers (Date of hearing May 7, 2024)

To Whom It May Concern:

I am writing in response to a notice of public hearing I recently received related to the subject cited above. The notice states the amendment relates to specific development standards for day care centers and would "allow for child day care centers to use an adjacent public park within 1,500 feet of the property in lieu of an on-site play area. While I am in full support of children and their right and need to play, I do not support using public park space by day care centers, including private or public schools, for this purpose. These businesses should provide their own recreational facilities and equipment for use by the children they are paid to care for. Public parks are for the use of all residents and their individual children. To have access to recreational equipment (e.g., swings, slides, etc.) essentially obstructed by a day care center business for use by its customers is not an acceptable use of these public areas, facilities, and equipment. For the record, I have no objection to day care operated out of someone's individual home using a local public park for the benefit of the children in their care.

Respectfully,

Donna Conwell
(Columbia Heights, MN, Labelle Park area resident)

Andrew Boucher

From: Jennifer Kane <jekane32@gmail.com>
Sent: Monday, April 22, 2024 11:28 AM
To: Andrew Boucher
Subject: Re: FW: Zoning Text Amendment

Hi Andrew,

Questions I have:

What degree of full park access will the daycare children have: will it be possible that the children approach fence lines in their play (and thereby potentially trigger unsupervised dogs in those back yards). I have a large dog. He is protective of his yard and will charge and bark at unknown people who approach the backyard gate to my property. We have a Beware of Dog sign on the gate.

What hours will daycare children be at play in the park. Will there be a predictable schedule that the daycare follows (that we can follow or be aware of also).

Can property owners or community citizens use the park at will (with dogs and children/grandchildren) while daycare children are there playing.

Discussion of increase in discarded trash or forgotten clothing/toys if this moves ahead.

A benefit of the proposal: this could result in the park maintenance schedule being attended to with more diligence. 1) the dandelions being sprayed; 2) the park being mowed regularly; 3) sticks and brush being raked and collected from the large sandbox area; 4) basketball hoops being repaired; and 5) the interior park fence lines being maintained and trimmed.

Thanks Andrew,

Jen Kane
 250 44th Avenue NE
 Columbia Heights

On Mon, Apr 22, 2024 at 11:00 AM Andrew Boucher <ABoucher@columbiaheightsmn.gov> wrote:

>
 >
 >
 > -----Original Message-----
 > From: Andrew Boucher
 > Sent: Friday, April 19, 2024 12:05 PM
 > Cc: Aaron Chirpich <AChirpich@columbiaheightsmn.gov>; Mitchell Forney
 > <MForney@columbiaheightsmn.gov>
 > Subject: RE: Zoning Text Amendment
 >