



# SPECIAL CITY COUNCIL MEETING - SPECIAL ASSESSMENT HEARING

City Hall—Council Chambers, 590 40th Ave NE  
Monday, October 04, 2021  
6:15 PM

**Mayor**  
*Amáda Márquez Simula*  
**Councilmembers**  
*John Murzyn, Jr.*  
*Connie Buesgens*  
*Nick Novitsky*  
*Kt Jacobs*  
**City Manager**  
*Kelli Bourgeois*

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## AGENDA

### **ATTENDANCE INFORMATION FOR THE PUBLIC.**

Members of the public who wish to attend may do so in-person, by calling **1-312-626-6799** and entering meeting ID **832 1119 8291** or by Zoom at <https://us02web.zoom.us/j/83211198291>. For questions please call the Administration Department at 763-706-3610.

### **CALL TO ORDER/ROLL CALL**

### **PUBLIC HEARINGS**

**1. Staff Report Regarding 2021 Street Rehabilitation Program.**

a. 4th Street: 53rd to 52nd Avenues (Recommend delay to 2022 Assessment Hearing).

**2. Special Assessment - Zones 4B and 5 Street Rehabilitation Program.**

MOTION: Move to close the public hearing of the 2021 Street Rehabilitation Zones 4B and 5, City Project 2002.

MOTION: Move to waive the reading of Resolution 2021-77, there being ample copies available for the public.

MOTION: Move to adopt Resolution 2021-77 being a resolution levying and adopting the assessment for 2021 Street Rehabilitation, Partial Street Reconstruction and Mill and Overlay, City Project 2002.

**3. Certify Petition and Waiver Assessments.**

MOTION: Move to waive the reading of Resolution 2021-80, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2021-80 being a resolution to certify 2021 Petition and Waiver assessments to Anoka County for collection with the real estate taxes.

### **ADJOURNMENT**

*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.*



AGENDA SECTION	2021 HEARING ZONES 4B & 5
MEETING DATE	OCTOBER 4, 2021; 6:15 PM

ITEM:	ADOPT RESOLUTION 2021-77 BEING A RESOLUTION LEVYING AND ADOPTING THE ASSESSMENT FOR 2021 STREET REHABILITATION, ZONES 4B AND 5 – PARTIAL STREET RECONSTRUCTION AND MILL AND OVERLAY									
DEPARTMENT:	Public Works	BY/DATE: Kevin Hansen / September 29, 2021								
CITY STRATEGY: (please indicate areas that apply by adding a bold "X" in front of the selected text below)										
<table> <tr> <td><input type="checkbox"/> Safe Community</td> <td><input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel</td> </tr> <tr> <td><input type="checkbox"/> Economic Strength</td> <td><input type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input checked="" type="checkbox"/> Strong Infrastructure/Public Services</td> </tr> <tr> <td><input type="checkbox"/> Opportunities for Play and Learning</td> <td><input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population</td> </tr> </table>			<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	<input type="checkbox"/> Economic Strength	<input type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input checked="" type="checkbox"/> Strong Infrastructure/Public Services	<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population
<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel									
<input type="checkbox"/> Economic Strength	<input type="checkbox"/> Excellent Housing/Neighborhoods									
<input type="checkbox"/> Equity and Affordability	<input checked="" type="checkbox"/> Strong Infrastructure/Public Services									
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population									

BACKGROUND: The Zones 4B and 5 Street Rehabilitation improvement project was approved on December 7, 2020 as part of the City’s comprehensive Street Rehabilitation program. The project consisted of partial street reconstruction (FDR) as well as mill and overlay. The streets included in the project are:

- PARTIAL STREET RECONSTRUCTION**
- 4<sup>th</sup> Street NE                      48<sup>th</sup> Avenue to 53<sup>rd</sup> Avenue
  - 5<sup>th</sup> Street NE                      48<sup>th</sup> Avenue to 49<sup>th</sup> Avenue
  - 5<sup>th</sup> Street NE                      51<sup>st</sup> Avenue to 53<sup>rd</sup> Avenue
  - 6<sup>th</sup> Street NE                      48<sup>th</sup> Avenue to 50<sup>th</sup> Avenue
  - 6<sup>th</sup> Street NE                      51<sup>st</sup> Avenue to 52<sup>nd</sup> Avenue
- MILL AND OVERLAY**
- 6<sup>th</sup> Street NE                      47<sup>th</sup> Avenue to 48<sup>th</sup> Avenue
  - 7<sup>th</sup> Street NE                      48<sup>th</sup> Avenue to 52<sup>nd</sup> Avenue
  - Washington Street NE        44<sup>th</sup> Avenue to 46<sup>th</sup> Avenue
  - Washington Street NE        48<sup>th</sup> Avenue to 51<sup>st</sup> Avenue
  - Madison Street NE              48<sup>th</sup> Avenue to 51<sup>st</sup> Avenue

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

ANALYSIS/CONCLUSIONS: The final assessment rates are lower than what was proposed at the Public Improvement Hearing. Specifically, the final rates of the assessment are shown below. The length or term of the assessment is 10 years. In accordance with past practice, the City will accept partial or full payment without interest until 4:15 p.m. on November 12, 2021 rather than 30 days after the hearing (November 3, 2021). The unpaid balance with interest would be added to the property taxes beginning in 2022.

<u>Construction Type</u>	<u>Type</u>	<u>Proposed Improvement Hearing</u>	<u>Final Assessment Rate</u>
Partial Street Reconstruction			
	Residential Street Rate	\$ 3,402.00/Parcel	\$2,788.80/Parcel
	Residential Avenue Rate	\$ 1,134.00/Parcel	\$ 929.60/Parcel
	Non-residential Street Rate*	\$ 4,860.00/Parcel	\$3,984.00/Parcel
	Non-residential Avenue Rate*	\$ 1,620.00/Parcel	\$1,328.00/Parcel
Mill and Overlay			
	Residential Street Rate	\$ 3,187.50/Parcel	\$1,907.40/Parcel
	Residential Avenue Rate	\$ 1,062.50/Parcel	\$ 635.80/Parcel
	Non-residential Street Rate*	\$ 3,750.00/Parcel	\$2,244.00/Parcel
	Non-residential Avenue Rate*	\$ 1,250.00/Parcel	\$ 748.00/Parcel

\* Includes multi-family

The most recent and similar projects were in 2016. For the partial street reconstruction, the assessed residential street rate was \$2,828.70 and residential avenue rate was \$942.90. For the mill and overlay, the assessed residential street rate was \$2,060.40 and residential avenue rate was \$686.80.

As part of the Levy Hearing, the City Council establishes the interest rate prior to levying the assessment. All mailed assessment notices were noticed with a 3.5% interest rate. For informational purposes, the Council established 3.0% for the Street Rehabilitation projects assessments at the 2020 hearing in October.

STAFF RECOMMENDATION: Street flooding has been observed along the curb line on the east side of 4th Street between 52nd Avenue and 53rd Avenue. Staff has performed preliminary investigations into the cause of the flooding. The Contractor has also been notified. To date, the matter has not been resolved. The Council may want to consider removing this block from the proposed assessment rolls prior to adoption. The assessment for 4th Street between 52nd Avenue and 53rd Avenue would be included in the October 2022 hearings. The portion of Section 1 identified with italics removes the PINs on 4th Street from 52nd Avenue to 53rd Avenue. Staff recommends delaying 4<sup>th</sup> Street until the 2022 Hearings, after the curb line flow can be corrected.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2021-77, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2021-77 being a resolution levying and adopting the assessment for 2021 Street Rehabilitation, Zones 4B and 5 – Partial Street Reconstruction and Mill and Overlay, City Project 2002.

ATTACHMENT(S): Resolution 2021-77 with Assessment Roll  
 Project Costs  
 Assessing and Project Map(s)  
 Notice of Public Assessment Hearing

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

WHEREAS, the City Council of Columbia Heights is adopting the assessment roll according to the City Charter for the following local improvements and determining that said improvements have been made and ratifying and conforming all other proceedings, heretofore had: Special Assessment numbered 2021-Z4-03-001: Zone 4B Partial Street Reconstruction on 4<sup>th</sup> Street NE from 48<sup>th</sup> Avenue to 53<sup>rd</sup> Avenue, 5<sup>th</sup> Street NE from 48<sup>th</sup> Avenue to 49<sup>th</sup> Avenue, 5<sup>th</sup> Street NE from 51<sup>st</sup> Avenue to 53<sup>rd</sup> Avenue, 6<sup>th</sup> Street NE from 48<sup>th</sup> Avenue to 50<sup>th</sup> Avenue and 6<sup>th</sup> Street NE from 51<sup>st</sup> Avenue to 52<sup>nd</sup> Avenue; Special Assessment numbered 2021-Z4-44-001: Zone 4B Mill and Overlay on 7<sup>th</sup> Street NE from 48<sup>th</sup> Avenue to 52<sup>nd</sup> Avenue, Washington Street NE from 48<sup>th</sup> Avenue to 51<sup>st</sup> Avenue, and Madison Street NE from 48<sup>th</sup> Avenue to 51<sup>st</sup> Avenue; and Special Assessment numbered 2021-Z5-44-002: Zone 5 Mill and Overlay on 6<sup>th</sup> Street NE from 47<sup>th</sup> Avenue to 48<sup>th</sup> Avenue and Washington Street NE from 44<sup>th</sup> Avenue to 46<sup>th</sup> Avenue, all in project 2002; and,

WHEREAS, the City Council of the City of Columbia Heights, Minnesota, met at 6:15 o'clock p.m. on the 4<sup>th</sup> day of October, 2021, in the City Council Chambers, 590 40<sup>th</sup> Avenue NE, Columbia Heights, Minnesota, being the time and place set when and where all persons interested could appear and be heard by the Council with respect to benefits, and to the proportion of the cost of making the local improvements above described, a notice of such hearing having been heretofore duly published as required by law, and a notice mailed to each property owner of record, stating the proposed amount of the assessment; and,

WHEREAS, this Council has heretofore estimated and fixed the cost of such local improvements and has prepared an assessment roll therefore,

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

FINDINGS OF FACT

Section 1. That this Council does hereby adopt the aforesaid assessment roll for local improvements known and described as "Zone 4 Partial Street Reconstruction" numbered 2021-Z4-03-001, Project 2002, a copy of which is attached hereto and made a part hereof, with the removal of the following PINs:

- |                  |                  |                  |
|------------------|------------------|------------------|
| 26-30-24-21-0066 | 26-30-24-21-0074 | 26-30-24-21-0082 |
| 26-30-24-21-0067 | 26-30-24-21-0075 | 26-30-24-21-0083 |
| 26-30-24-21-0068 | 26-30-24-21-0076 | 26-30-24-21-0084 |
| 26-30-24-21-0069 | 26-30-24-21-0077 | 26-30-24-21-0085 |
| 26-30-24-21-0070 | 26-30-24-21-0078 | 26-30-24-21-0086 |
| 26-30-24-21-0071 | 26-30-24-21-0079 | 26-30-24-21-0087 |
| 26-30-24-21-0072 | 26-30-24-21-0080 | 26-30-24-21-0088 |
| 26-30-24-21-0073 | 26-30-24-21-0081 |                  |

Section 2. That this Council does hereby adopt the aforesaid assessment roll for local improvements known and described as "Zone 4 Mill and Overlay" numbered 2021-Z4-44-001, Project 2002, a copy of which is attached hereto and made a part hereof,

Section 3. That this Council does hereby adopt the aforesaid assessment roll for local improvements known and described as "Zone 5 Mill and Overlay" numbered 2021-Z5-44-002, Project 2002, a copy of which is attached hereto and made a part hereof,

Section 4: That this Council hereby finds and determines that each of the lots and parcels of land enumerated in said assessment roll was and is especially benefited by such improvement in an amount not less than the amount set opposite in the column headed "Actual Assessment Amounts". And this Council further finds and determines that the proper proportion of the cost of such improvements to be specially assessed against such lot or parcel of land is the amount set opposite the description of each such lot or parcel of land respectively in said assessment roll.

Section 5: That said assessments may be paid in part or in full without interest on or before 4:15 p.m. on November 12, 2021. Any unpaid amount will be certified to Anoka County for collection with the real estate taxes beginning with the taxes payable in the year 2022. The annual principal installments, together with 3.5% interest accrued on the unpaid balance are due and payable with the real estate taxes for a period of ten years or less as designated on the assessment roll.

Section 6: That this Council did hereby determine and re-determine to proceed with said improvement, does ratify and confirm all other proceedings heretofore had in regard to this improvement, and said improvement shall hereafter be known and numbered as Local Improvement numbered 2021-Z4-03-001, 2021-Z4-44-001, and 2021-Z5-44-002, Project 2002.

Section 7: This resolution shall take effect immediately upon its passage.

ORDER OF COUNCIL

Passed this 4th day of October, 2021

Offered by:  
Seconded by:  
Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Sara Ion, City Clerk/Council Secretary



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

**Actual Assessment Amounts (summary)**

Project 2021-Z4-03-001      Zone 4      Partial Street Recons  
 Assessment Term (Years): 10      Proposed Interest Rate: 3.500%

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-21-0045	5201 5TH ST	\$2,788.80
26-30-24-21-0046	5205 5TH ST	\$2,788.80
26-30-24-21-0047	5215 5TH ST	\$2,788.80
26-30-24-21-0048	5219 5TH ST	\$2,788.80
26-30-24-21-0049	5227 5TH ST	\$2,788.80
26-30-24-21-0050	5233 5TH ST	\$2,788.80
26-30-24-21-0051	5243 5TH ST	\$2,788.80
26-30-24-21-0052	5249 5TH ST	\$2,788.80
26-30-24-21-0053	5255 5TH ST	\$2,788.80
26-30-24-21-0054	5261 5TH ST	\$2,788.80
26-30-24-21-0055	5256 5TH ST	\$2,788.80
26-30-24-21-0056	5252 5TH ST	\$2,788.80
26-30-24-21-0057	5246 5TH ST	\$2,788.80
26-30-24-21-0058	5240 5TH ST	\$2,788.80
26-30-24-21-0059	5232 5TH ST	\$2,788.80
26-30-24-21-0060	5228 5TH ST	\$2,788.80
26-30-24-21-0061	5222 5TH ST	\$2,788.80
26-30-24-21-0062	5216 5TH ST	\$2,788.80
26-30-24-21-0063	5210 5TH ST	\$2,788.80
26-30-24-21-0064	5204 5TH ST	\$2,788.80
26-30-24-21-0065	5200 5TH ST	\$2,788.80
26-30-24-21-0066	5205 4TH ST	\$2,788.80
26-30-24-21-0067	5209 4TH ST	\$2,788.80
26-30-24-21-0068	5215 4TH ST	\$2,788.80
26-30-24-21-0069	5219 4TH ST	\$2,788.80
26-30-24-21-0070	5225 4TH ST	\$2,788.80
26-30-24-21-0071	5229 4TH ST	\$2,788.80

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-21-0072	5233 4TH ST	\$2,788.80
26-30-24-21-0073	5239 4TH ST	\$2,788.80
26-30-24-21-0074	5245 4TH ST	\$2,788.80
26-30-24-21-0075	5251 4TH ST	\$2,788.80
26-30-24-21-0076	5253 4TH ST	\$2,788.80
26-30-24-21-0077	5257 4TH ST	\$2,788.80
26-30-24-21-0078	5256 4TH ST	\$2,788.80
26-30-24-21-0079	5254 4TH ST	\$2,788.80
26-30-24-21-0080	5248 4TH ST	\$2,788.80
26-30-24-21-0081	5242 4TH ST	\$2,788.80
26-30-24-21-0082	5236 4TH ST	\$2,788.80
26-30-24-21-0083	5228 4TH ST	\$2,788.80
26-30-24-21-0084	5224 4TH ST	\$2,788.80
26-30-24-21-0085	5218 4TH ST	\$2,788.80
26-30-24-21-0086	5210 4TH ST	\$2,788.80
26-30-24-21-0087	5206 4TH ST	\$2,788.80
26-30-24-21-0088	5200 4TH ST	\$2,788.80
26-30-24-21-0097	5156 4TH ST	\$2,788.80
26-30-24-21-0098	5152 4TH ST	\$2,788.80
26-30-24-21-0099	5148 4TH ST	\$2,788.80
26-30-24-21-0100	5144 4TH ST	\$2,788.80
26-30-24-21-0101	5142 4TH ST	\$2,788.80
26-30-24-21-0102	5136 4TH ST	\$2,788.80
26-30-24-21-0103	5132 4TH ST	\$2,788.80
26-30-24-21-0104	5128 4TH ST	\$2,788.80
26-30-24-21-0105	5124 4TH ST	\$2,788.80
26-30-24-21-0106	5118 4TH ST	\$2,788.80
26-30-24-21-0107	5108 4TH ST	\$2,788.80
26-30-24-21-0108	5104 4TH ST	\$2,788.80
26-30-24-21-0109	5100 4TH ST	\$2,788.80
26-30-24-21-0117	5152 5TH ST	\$2,788.80
26-30-24-21-0118	5146 5TH ST	\$2,788.80
26-30-24-21-0119	5140 5TH ST	\$2,788.80
26-30-24-21-0120	5132 5TH ST	\$2,788.80

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-21-0121	5128 5TH ST	\$2,788.80
26-30-24-21-0122	5122 5TH ST	\$2,788.80
26-30-24-21-0123	5116 5TH ST	\$2,788.80
26-30-24-21-0124	5110 5TH ST	\$2,788.80
26-30-24-21-0125	5100 5TH ST	\$2,788.80
26-30-24-21-0126	5103 4TH ST	\$2,788.80
26-30-24-21-0127	5107 4TH ST	\$2,788.80
26-30-24-21-0128	5109 4TH ST	\$2,788.80
26-30-24-21-0129	5111 4TH ST	\$2,788.80
26-30-24-21-0130	5117 4TH ST	\$2,788.80
26-30-24-21-0131	5123 4TH ST	\$2,788.80
26-30-24-21-0132	5129 4TH ST	\$2,788.80
26-30-24-21-0133	5135 4TH ST	\$2,788.80
26-30-24-21-0134	5141 4TH ST	\$2,788.80
26-30-24-21-0135	5147 4TH ST	\$2,788.80
26-30-24-21-0136	5153 4TH ST	\$2,788.80
26-30-24-21-0137	5159 4TH ST	\$2,788.80
26-30-24-21-0139	5101 6TH ST	\$2,788.80
26-30-24-21-0140	5107 6TH ST	\$2,788.80
26-30-24-21-0141	5111 6TH ST	\$2,788.80
26-30-24-21-0142	5117 6TH ST	\$2,788.80
26-30-24-21-0143	5121 6TH ST	\$2,788.80
26-30-24-21-0144	5125 6TH ST	\$2,788.80
26-30-24-21-0145	5129 6TH ST	\$2,788.80
26-30-24-21-0146	5135 6TH ST	\$2,788.80
26-30-24-21-0147	5141 6TH ST	\$2,788.80
26-30-24-21-0148	5149 6TH ST	\$2,788.80
26-30-24-21-0149	5157 6TH ST	\$2,788.80
26-30-24-21-0235	5100 6TH ST	\$1,003.97
26-30-24-21-0235	5100 6TH ST	\$334.66
26-30-24-21-0236	5100 6TH ST	\$334.66
26-30-24-21-0236	5100 6TH ST	\$1,003.97
26-30-24-21-0237	5100 6TH ST	\$334.66
26-30-24-21-0237	5100 6TH ST	\$1,003.97



<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-21-0238	5100 6TH ST	\$334.66
26-30-24-21-0238	5100 6TH ST	\$1,003.97
26-30-24-21-0239	5100 6TH ST	\$1,003.97
26-30-24-21-0239	5100 6TH ST	\$334.66
26-30-24-21-0240	5100 6TH ST	\$334.66
26-30-24-21-0240	5100 6TH ST	\$1,003.97
26-30-24-21-0241	5100 6TH ST	\$1,003.97
26-30-24-21-0241	5100 6TH ST	\$334.66
26-30-24-21-0242	5100 6TH ST	\$1,003.97
26-30-24-21-0242	5100 6TH ST	\$334.66
26-30-24-21-0243	5100 6TH ST	\$334.66
26-30-24-21-0243	5100 6TH ST	\$1,003.97
26-30-24-21-0244	5100 6TH ST	\$334.66
26-30-24-21-0244	5100 6TH ST	\$1,003.97
26-30-24-21-0245	5100 6TH ST	\$334.66
26-30-24-21-0245	5100 6TH ST	\$1,003.97
26-30-24-21-0246	5100 6TH ST	\$1,003.97
26-30-24-21-0246	5100 6TH ST	\$334.66
26-30-24-21-0247	5100 6TH ST	\$1,003.97
26-30-24-21-0247	5100 6TH ST	\$334.66
26-30-24-21-0248	5100 6TH ST	\$334.66
26-30-24-21-0248	5100 6TH ST	\$1,003.97
26-30-24-21-0249	5100 6TH ST	\$1,003.97
26-30-24-21-0249	5100 6TH ST	\$334.66
26-30-24-21-0250	5100 6TH ST	\$1,003.97
26-30-24-21-0250	5100 6TH ST	\$334.66
26-30-24-21-0251	5100 6TH ST	\$334.66
26-30-24-21-0251	5100 6TH ST	\$1,003.97
26-30-24-21-0252	5100 6TH ST	\$1,003.97
26-30-24-21-0252	5100 6TH ST	\$334.66
26-30-24-21-0253	5100 6TH ST	\$334.66
26-30-24-21-0253	5100 6TH ST	\$1,003.97
26-30-24-21-0254	5100 6TH ST	\$1,003.97
26-30-24-21-0254	5100 6TH ST	\$334.66

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-21-0255	5100 6TH ST	\$334.66
26-30-24-21-0255	5100 6TH ST	\$1,003.97
26-30-24-21-0256	5100 6TH ST	\$1,003.97
26-30-24-21-0256	5100 6TH ST	\$334.66
26-30-24-21-0257	5100 6TH ST	\$334.66
26-30-24-21-0257	5100 6TH ST	\$1,003.97
26-30-24-21-0258	5100 6TH ST	\$1,003.97
26-30-24-21-0258	5100 6TH ST	\$334.66
26-30-24-21-0259	5100 6TH ST	\$1,003.97
26-30-24-21-0259	5100 6TH ST	\$334.66
26-30-24-21-0260	5100 6TH ST	\$334.66
26-30-24-21-0260	5100 6TH ST	\$1,003.97
26-30-24-21-0261	5100 6TH ST	\$334.66
26-30-24-21-0261	5100 6TH ST	\$1,003.97
26-30-24-21-0262	5100 6TH ST	\$1,003.97
26-30-24-21-0262	5100 6TH ST	\$334.66
26-30-24-21-0263	5100 6TH ST	\$334.66
26-30-24-21-0263	5100 6TH ST	\$1,003.97
26-30-24-21-0264	5100 6TH ST	\$334.66
26-30-24-21-0264	5100 6TH ST	\$1,003.97
26-30-24-21-0265	5100 6TH ST	\$1,003.97
26-30-24-21-0265	5100 6TH ST	\$334.66
26-30-24-21-0266	5100 6TH ST	\$1,003.97
26-30-24-21-0266	5100 6TH ST	\$334.66
26-30-24-21-0267	5100 6TH ST	\$334.66
26-30-24-21-0267	5100 6TH ST	\$1,003.97
26-30-24-24-0067	5001 4TH ST	\$2,788.80
26-30-24-24-0068	5005 4TH ST	\$2,788.80
26-30-24-24-0069	5009 4TH ST	\$2,788.80
26-30-24-24-0070	5015 4TH ST	\$2,788.80
26-30-24-24-0071	5021 4TH ST	\$2,788.80
26-30-24-24-0073	5027 4TH ST	\$2,788.80
26-30-24-24-0074	5033 4TH ST	\$2,788.80
26-30-24-24-0075	5037 4TH ST	\$2,788.80

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-24-0076	5041 4TH ST	\$2,788.80
26-30-24-24-0077	5045 4TH ST	\$2,788.80
26-30-24-24-0078	5049 4TH ST	\$2,788.80
26-30-24-24-0079	5055 4TH ST	\$2,788.80
26-30-24-24-0080	5056 4TH ST	\$2,788.80
26-30-24-24-0081	5052 4TH ST	\$2,788.80
26-30-24-24-0082	5048 4TH ST	\$2,788.80
26-30-24-24-0083	5042 4TH ST	\$2,788.80
26-30-24-24-0084	5036 4TH ST	\$2,788.80
26-30-24-24-0085	5032 4TH ST	\$2,788.80
26-30-24-24-0086	5028 4TH ST	\$2,788.80
26-30-24-24-0087	5024 4TH ST	\$2,788.80
26-30-24-24-0088	5020 4TH ST	\$2,788.80
26-30-24-24-0090	5010 4TH ST	\$2,788.80
26-30-24-24-0091	5002 4TH ST	\$2,788.80
26-30-24-24-0099	4948 4TH ST	\$2,788.80
26-30-24-24-0100	4944 4TH ST	\$2,788.80
26-30-24-24-0101	4940 4TH ST	\$2,788.80
26-30-24-24-0102	4936 4TH ST	\$2,788.80
26-30-24-24-0103	4932 4TH ST	\$2,788.80
26-30-24-24-0104	4928 4TH ST	\$2,788.80
26-30-24-24-0105	4922 4TH ST	\$2,788.80
26-30-24-24-0106	4916 4TH ST	\$2,788.80
26-30-24-24-0107	4912 4TH ST	\$2,788.80
26-30-24-24-0108	4906 4TH ST	\$2,788.80
26-30-24-24-0109	4900 4TH ST	\$2,788.80
26-30-24-24-0132	4901 4TH ST	\$2,788.80
26-30-24-24-0133	4905 4TH ST	\$2,788.80
26-30-24-24-0134	4911 4TH ST	\$2,788.80
26-30-24-24-0135	4917 4TH ST	\$2,788.80
26-30-24-24-0136	4921 4TH ST	\$2,788.80
26-30-24-24-0137	4925 4TH ST	\$2,788.80
26-30-24-24-0138	4931 4TH ST	\$2,788.80
26-30-24-24-0139	4937 4TH ST	\$2,788.80

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-24-0140	4941 4TH ST	\$2,788.80
26-30-24-24-0141	4945 4TH ST	\$2,788.80
26-30-24-24-0142	4951 4TH ST	\$2,788.80
26-30-24-24-0143	4957 4TH ST	\$2,788.80
26-30-24-24-0144	4954 6TH ST	\$2,788.80
26-30-24-24-0145	4948 6TH ST	\$2,788.80
26-30-24-24-0146	4944 6TH ST	\$2,788.80
26-30-24-24-0147	4940 6TH ST	\$3,027.13
26-30-24-24-0148	4936 6TH ST	\$2,788.80
26-30-24-24-0149	4932 6TH ST	\$2,788.80
26-30-24-24-0150	4928 6TH ST	\$2,788.80
26-30-24-24-0151	4924 6TH ST	\$2,788.80
26-30-24-24-0152	4920 6TH ST	\$2,788.80
26-30-24-24-0153	4916 6TH ST	\$2,788.80
26-30-24-24-0154	4912 6TH ST	\$2,788.80
26-30-24-24-0155	4908 6TH ST	\$2,788.80
26-30-24-24-0156	4904 6TH ST	\$2,788.80
26-30-24-24-0157	4900 6TH ST	\$2,788.80
26-30-24-24-0182	4905 6TH ST	\$2,788.80
26-30-24-24-0183	4909 6TH ST	\$2,788.80
26-30-24-24-0184	4913 6TH ST	\$2,788.80
26-30-24-24-0185	4917 6TH ST	\$2,788.80
26-30-24-24-0186	4921 6TH ST	\$2,788.80
26-30-24-24-0187	4925 6TH ST	\$2,788.80
26-30-24-24-0188	4929 6TH ST	\$2,788.80
26-30-24-24-0189	4933 6TH ST	\$2,788.80
26-30-24-24-0190	4937 6TH ST	\$2,788.80
26-30-24-24-0191	4941 6TH ST	\$2,788.80
26-30-24-24-0192	4949 6TH ST	\$2,788.80
26-30-24-24-0193	4955 6TH ST	\$2,788.80
26-30-24-24-0195	4952 4TH ST	\$2,788.80
26-30-24-31-0015	4801 6TH ST	\$2,788.80
26-30-24-31-0016	4809 6TH ST	\$2,788.80
26-30-24-31-0017	4813 6TH ST	\$2,788.80

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-31-0018	4817 6TH ST	\$2,788.80
26-30-24-31-0019	4821 6TH ST	\$2,788.80
26-30-24-31-0020	4827 6TH ST	\$2,788.80
26-30-24-31-0021	4833 6TH ST	\$2,788.80
26-30-24-31-0022	4841 6TH ST	\$2,788.80
26-30-24-31-0023	4847 6TH ST	\$2,788.80
26-30-24-31-0024	4853 6TH ST	\$2,788.80
26-30-24-31-0025	4859 6TH ST	\$2,370.48
26-30-24-31-0026	4858 6TH ST	\$2,788.80
26-30-24-31-0027	4852 6TH ST	\$2,788.80
26-30-24-31-0028	4846 6TH ST	\$2,788.80
26-30-24-31-0029	4840 6TH ST	\$2,788.80
26-30-24-31-0030	4834 6TH ST	\$2,788.80
26-30-24-31-0031	4828 6TH ST	\$2,788.80
26-30-24-31-0032	4820 6TH ST	\$2,788.80
26-30-24-31-0033	4816 6TH ST	\$2,788.80
26-30-24-31-0034	4812 6TH ST	\$2,788.80
26-30-24-31-0035	4808 6TH ST	\$2,788.80
26-30-24-31-0036	4806 6TH ST	\$2,788.80
26-30-24-31-0037	4800 6TH ST	\$2,788.80
26-30-24-31-0038	4807 5TH ST	\$2,788.80
26-30-24-31-0039	UNASSIGNED SITUS	\$2,788.80
26-30-24-31-0040	4813 5TH ST	\$2,788.80
26-30-24-31-0041	4819 5TH ST	\$2,788.80
26-30-24-31-0042	4825 5TH ST	\$2,788.80
26-30-24-31-0043	4829 5TH ST	\$2,788.80
26-30-24-31-0044	4833 5TH ST	\$2,788.80
26-30-24-31-0045	4837 5TH ST	\$2,788.80
26-30-24-31-0046	4843 5TH ST	\$2,788.80
26-30-24-31-0047	4849 5TH ST	\$2,788.80
26-30-24-31-0048	4855 5TH ST	\$2,788.80
26-30-24-31-0049	4858 5TH ST	\$2,788.80
26-30-24-31-0050	4844 5TH ST	\$2,788.80
26-30-24-31-0051	4838 5TH ST	\$2,788.80

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-31-0052	4832 5TH ST	\$2,788.80
26-30-24-31-0053	4828 5TH ST	\$2,788.80
26-30-24-31-0054	4824 5TH ST	\$2,788.80
26-30-24-31-0055	4820 5TH ST	\$2,788.80
26-30-24-31-0056	4816 5TH ST	\$2,788.80
26-30-24-31-0057	4814 5TH ST	\$2,788.80
26-30-24-31-0058	4808 5TH ST	\$2,788.80
26-30-24-31-0059	4800 5TH ST	\$2,788.80
26-30-24-31-0060	403 48TH AVE	\$2,788.80
26-30-24-31-0061	4805 4TH ST	\$2,788.80
26-30-24-31-0062	4809 4TH ST	\$2,788.80
26-30-24-31-0063	4817 4TH ST	\$2,788.80
26-30-24-31-0064	4825 4TH ST	\$2,788.80
26-30-24-31-0065	4829 4TH ST	\$2,788.80
26-30-24-31-0066	4839 4TH ST	\$2,788.80
26-30-24-31-0067	4845 4TH ST	\$2,788.80
26-30-24-31-0068	4855 4TH ST	\$2,788.80
26-30-24-31-0069	4856 4TH ST	\$2,788.80
26-30-24-31-0070	4850 4TH ST	\$2,788.80
26-30-24-31-0071	4846 4TH ST	\$2,788.80
26-30-24-31-0072	4840 4TH ST	\$2,788.80
26-30-24-31-0073	4836 4TH ST	\$2,788.80
26-30-24-31-0074	4832 4TH ST	\$2,788.80
26-30-24-31-0075	4828 4TH ST	\$2,788.80
26-30-24-31-0076	4824 4TH ST	\$2,788.80
26-30-24-31-0077	4820 4TH ST	\$2,788.80
26-30-24-31-0078	4816 4TH ST	\$2,788.80
26-30-24-31-0079	4812 4TH ST	\$2,788.80
26-30-24-31-0080	4808 4TH ST	\$2,788.80
26-30-24-31-0081	4804 4TH ST	\$2,788.80
26-30-24-31-0082	4800 4TH ST	\$2,788.80
	<b>Total for the Project:</b>	<b>\$685,418.80</b>



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

**Actual Assessment Amounts (summary)**

Project 2021-Z4-44-001      Zone 4      MILL & OVERLAY  
 Assessment Term (Years): 10      Proposed Interest Rate: 3.500%

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-12-0002	565 51ST AVE	\$158.95
26-30-24-12-0005	5101 7TH ST	\$635.80
26-30-24-12-0006	563 51ST AVE	\$635.80
26-30-24-12-0039	5159 7TH ST	\$1,907.40
26-30-24-12-0040	5153 7TH ST	\$1,907.40
26-30-24-12-0041	5147 7TH ST	\$1,907.40
26-30-24-12-0042	5141 7TH ST	\$1,907.40
26-30-24-12-0043	5135 7TH ST	\$1,907.40
26-30-24-12-0044	5129 7TH ST	\$1,907.40
26-30-24-12-0045	5117 7TH ST	\$1,907.40
26-30-24-12-0046	5111 7TH ST	\$1,907.40
26-30-24-13-0001	551 49TH AVE	\$635.80
26-30-24-13-0002	591 49TH AVE	\$635.80
26-30-24-13-0003	581 49TH AVE	\$635.80
26-30-24-13-0006	561 49TH AVE	\$635.80
26-30-24-13-0008	5056 WASHINGTON ST	\$1,907.40
26-30-24-13-0009	5050 WASHINGTON ST	\$1,907.40
26-30-24-13-0010	5044 WASHINGTON ST	\$1,907.40
26-30-24-13-0011	5038 WASHINGTON ST	\$1,907.40
26-30-24-13-0012	5032 WASHINGTON ST	\$1,907.40
26-30-24-13-0013	5033 7TH ST	\$1,907.40
26-30-24-13-0014	5039 7TH ST	\$1,907.40
26-30-24-13-0015	5045 7TH ST	\$1,907.40
26-30-24-13-0016	5051 7TH ST	\$1,907.40
26-30-24-13-0017	5057 7TH ST	\$1,907.40
26-30-24-13-0018	4922 WASHINGTON ST	\$1,907.40
26-30-24-13-0019	4914 WASHINGTON ST	\$1,907.40

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-13-0020	4905 7TH ST	\$1,907.40
26-30-24-13-0021	4915 7TH ST	\$1,907.40
26-30-24-13-0031	4901 MADISON ST	\$1,907.40
26-30-24-13-0032	4907 MADISON ST	\$1,907.40
26-30-24-13-0033	4915 MADISON ST	\$1,907.40
26-30-24-13-0034	4921 MADISON ST	\$1,907.40
26-30-24-13-0035	4927 MADISON ST	\$1,907.40
26-30-24-13-0036	4931 MADISON ST	\$1,907.40
26-30-24-13-0037	4937 MADISON ST	\$1,907.40
26-30-24-13-0038	4941 MADISON ST	\$1,907.40
26-30-24-13-0039	4947 MADISON ST	\$1,907.40
26-30-24-13-0040	4951 MADISON ST	\$1,907.40
26-30-24-13-0041	4957 MADISON ST	\$1,907.40
26-30-24-13-0042	4956 MADISON ST	\$1,907.40
26-30-24-13-0043	4950 MADISON ST	\$1,907.40
26-30-24-13-0044	4946 MADISON ST	\$1,907.40
26-30-24-13-0045	4940 MADISON ST	\$1,907.40
26-30-24-13-0046	4936 MADISON ST	\$1,907.40
26-30-24-13-0047	4930 MADISON ST	\$1,907.40
26-30-24-13-0048	4926 MADISON ST	\$1,907.40
26-30-24-13-0049	4920 MADISON ST	\$1,907.40
26-30-24-13-0050	4914 MADISON ST	\$1,907.40
26-30-24-13-0051	4906 MADISON ST	\$1,907.40
26-30-24-13-0052	4900 MADISON ST	\$1,907.40
26-30-24-13-0067	5037 MADISON ST	\$1,907.40
26-30-24-13-0075	5001 MADISON ST	\$1,907.40
26-30-24-13-0076	5007 MADISON ST	\$1,907.40
26-30-24-13-0077	5013 MADISON ST	\$1,907.40
26-30-24-13-0078	5019 MADISON ST	\$1,907.40
26-30-24-13-0079	5025 MADISON ST	\$1,907.40
26-30-24-13-0080	5031 MADISON ST	\$1,907.40
26-30-24-13-0081	5043 MADISON ST	\$1,907.40
26-30-24-13-0082	5049 MADISON ST	\$1,907.40
26-30-24-13-0083	5055 MADISON ST	\$1,907.40



<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-13-0084	5056 MADISON ST	\$1,907.40
26-30-24-13-0085	5048 MADISON ST	\$1,907.40
26-30-24-13-0086	5040 MADISON ST	\$1,907.40
26-30-24-13-0087	5032 MADISON ST	\$1,907.40
26-30-24-13-0088	5024 MADISON ST	\$1,907.40
26-30-24-13-0089	5018 MADISON ST	\$1,907.40
26-30-24-13-0090	5012 MADISON ST	\$1,907.40
26-30-24-13-0091	5006 MADISON ST	\$1,907.40
26-30-24-13-0092	5000 MADISON ST	\$1,907.40
26-30-24-13-0100	5028 WASHINGTON ST	\$1,907.40
26-30-24-13-0101	5020 WASHINGTON ST	\$1,907.40
26-30-24-13-0102	5010 WASHINGTON ST	\$1,907.40
26-30-24-13-0103	5000 WASHINGTON ST	\$1,907.40
26-30-24-13-0104	5005 7TH ST	\$1,907.40
26-30-24-13-0105	5017 7TH ST	\$1,907.40
26-30-24-13-0106	5023 7TH ST	\$1,907.40
26-30-24-13-0107	5027 7TH ST	\$1,907.40
26-30-24-13-0108	4950 WASHINGTON ST	\$1,907.40
26-30-24-13-0109	4940 WASHINGTON ST	\$1,907.40
26-30-24-13-0110	4936 WASHINGTON ST	\$1,907.40
26-30-24-13-0111	4930 WASHINGTON ST	\$1,907.40
26-30-24-13-0112	4923 7TH ST	\$1,907.40
26-30-24-13-0113	4943 7TH ST	\$1,907.40
26-30-24-13-0114	4949 7TH ST	\$1,907.40
26-30-24-13-0115	4959 7TH ST	\$1,907.40
26-30-24-13-0118	5049 WASHINGTON ST	\$1,907.40
26-30-24-13-0119	600 51ST AVE	\$3,366.00
26-30-24-13-0120	5041 WASHINGTON ST	\$1,907.40
26-30-24-13-0121	5029 WASHINGTON ST	\$1,907.40
26-30-24-13-0122	5025 WASHINGTON ST	\$1,907.40
26-30-24-13-0123	5019 WASHINGTON ST	\$1,907.40
26-30-24-13-0128	5013 WASHINGTON ST	\$1,907.40
26-30-24-13-0129	5007 WASHINGTON ST	\$1,907.40
26-30-24-13-0130	5001 WASHINGTON ST	\$1,907.40

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-13-0135	4955 WASHINGTON ST	\$1,907.40
26-30-24-13-0136	4943 WASHINGTON ST	\$1,907.40
26-30-24-13-0137	4949 WASHINGTON ST	\$1,907.40
26-30-24-13-0138	4939 WASHINGTON ST	\$1,907.40
26-30-24-13-0139	4931 WASHINGTON ST	\$1,907.40
26-30-24-13-0140	4925 WASHINGTON ST	\$1,907.40
26-30-24-13-0141	4919 WASHINGTON ST	\$1,907.40
26-30-24-13-0146	4913 WASHINGTON ST	\$1,907.40
26-30-24-13-0147	4907 WASHINGTON ST	\$1,907.40
26-30-24-13-0148	4901 WASHINGTON ST	\$1,907.40
26-30-24-21-0012	5156 7TH ST	\$1,907.40
26-30-24-21-0013	5150 7TH ST	\$1,907.40
26-30-24-21-0014	5146 7TH ST	\$1,907.40
26-30-24-21-0015	5140 7TH ST	\$1,907.40
26-30-24-21-0016	5134 7TH ST	\$1,907.40
26-30-24-21-0017	5128 7TH ST	\$1,907.40
26-30-24-21-0018	5122 7TH ST	\$1,907.40
26-30-24-21-0019	5116 7TH ST	\$1,907.40
26-30-24-21-0020	5112 7TH ST	\$1,907.40
26-30-24-21-0021	5106 7TH ST	\$1,907.40
26-30-24-21-0022	5100 7TH ST	\$1,907.40
26-30-24-24-0001	5060 7TH ST	\$1,907.40
26-30-24-24-0003	5050 7TH ST	\$1,907.40
26-30-24-24-0004	5038 7TH ST	\$1,907.40
26-30-24-24-0005	5032 7TH ST	\$1,907.40
26-30-24-24-0008	5020 7TH ST	\$1,907.40
26-30-24-24-0012	5006 7TH ST	\$1,907.40
26-30-24-24-0013	5000 7TH ST	\$1,907.40
26-30-24-24-0170	4960 7TH ST	\$1,907.40
26-30-24-24-0171	4954 7TH ST	\$1,907.40
26-30-24-24-0172	4948 7TH ST	\$1,907.40
26-30-24-24-0173	4942 7TH ST	\$1,907.40
26-30-24-24-0174	4936 7TH ST	\$1,907.40
26-30-24-24-0175	4930 7TH ST	\$1,907.40

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-24-0176	4924 7TH ST	\$1,907.40
26-30-24-24-0177	4918 7TH ST	\$1,907.40
26-30-24-24-0178	4912 7TH ST	\$1,907.40
26-30-24-24-0179	4906 7TH ST	\$1,907.40
26-30-24-24-0180	4900 7TH ST	\$1,907.40
26-30-24-24-0194	5014 7TH ST	\$1,907.40
26-30-24-24-0196	5028 7TH ST	\$1,907.40
26-30-24-31-0001	4854 7TH ST	\$1,907.40
26-30-24-31-0002	4848 7TH ST	\$1,907.40
26-30-24-31-0003	4842 7TH ST	\$1,907.40
26-30-24-31-0005	4836 7TH ST	\$1,907.40
26-30-24-31-0006	4830 7TH ST	\$1,907.40
26-30-24-31-0007	4824 7TH ST	\$1,907.40
26-30-24-31-0008	4818 7TH ST	\$1,907.40
26-30-24-31-0009	4812 7TH ST	\$1,907.40
26-30-24-31-0010	4806 7TH ST	\$1,907.40
26-30-24-31-0012	4800 7TH ST	\$1,907.40
26-30-24-42-0053	4801 MADISON ST	\$1,907.40
26-30-24-42-0054	4807 MADISON ST	\$1,907.40
26-30-24-42-0055	4811 MADISON ST	\$1,907.40
26-30-24-42-0056	4815 MADISON ST	\$1,907.40
26-30-24-42-0057	4821 MADISON ST	\$1,907.40
26-30-24-42-0058	4827 MADISON ST	\$1,907.40
26-30-24-42-0059	4833 MADISON ST	\$1,907.40
26-30-24-42-0060	4841 MADISON ST	\$1,907.40
26-30-24-42-0061	4847 MADISON ST	\$1,907.40
26-30-24-42-0062	4853 MADISON ST	\$1,907.40
26-30-24-42-0063	4856 MADISON ST	\$1,907.40
26-30-24-42-0064	4850 MADISON ST	\$1,907.40
26-30-24-42-0065	4844 MADISON ST	\$1,907.40
26-30-24-42-0066	4838 MADISON ST	\$1,907.40
26-30-24-42-0074	4839 WASHINGTON ST	\$1,907.40
26-30-24-42-0075	4847 WASHINGTON ST	\$1,907.40
26-30-24-42-0076	4855 WASHINGTON ST	\$1,907.40

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-42-0077	588 49TH AVE	\$1,907.40
26-30-24-42-0078	4840 WASHINGTON ST	\$1,907.40
26-30-24-42-0079	4845 7TH ST	\$1,907.40
26-30-24-42-0080	4855 7TH ST	\$1,907.40
26-30-24-42-0081	4830 WASHINGTON ST	\$1,907.40
26-30-24-42-0082	4824 WASHINGTON ST	\$1,907.40
26-30-24-42-0083	4818 WASHINGTON ST	\$1,907.40
26-30-24-42-0084	4823 7TH ST	\$1,907.40
26-30-24-42-0085	4833 7TH ST	\$1,907.40
26-30-24-42-0088	4823 WASHINGTON ST	\$1,907.40
26-30-24-42-0089	4831 WASHINGTON ST	\$1,907.40
26-30-24-42-0090	4832 MADISON ST	\$1,907.40
26-30-24-42-0091	4826 MADISON ST	\$1,907.40
26-30-24-42-0092	4820 MADISON ST	\$1,907.40
26-30-24-42-0096	4812 MADISON ST	\$1,907.40
26-30-24-42-0097	4806 MADISON ST	\$1,907.40
26-30-24-42-0098	4800 MADISON ST	\$1,907.40
26-30-24-42-0105	4801 WASHINGTON ST	\$1,907.40
26-30-24-42-0106	4807 WASHINGTON ST	\$1,907.40
26-30-24-42-0107	4815 WASHINGTON ST	\$1,907.40
26-30-24-42-0108	4812 WASHINGTON ST	\$1,907.40
26-30-24-42-0109	4800 WASHINGTON ST	\$1,907.40
26-30-24-42-0110	4801 7TH ST	\$1,907.40
26-30-24-42-0111	4815 7TH ST	\$1,907.40
	<b>Total for the Project:</b>	<b>\$348,764.35</b>



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

### Actual Assessment Amounts (summary)

Project 2021-Z5-44-002    Zone 5    MILL & OVERLAY  
Assessment Term (Years): 10    Proposed Interest Rate: 3.500%

PIN	Address	Actual Assessment Amounts
26-30-24-31-0138	520 48TH AVE	\$1,907.40
26-30-24-31-0140	4740 6TH ST	\$1,907.40
26-30-24-31-0141	4734 6TH ST	\$1,907.40
26-30-24-31-0142	4730 6TH ST	\$1,907.40
26-30-24-31-0143	4726 6TH ST	\$1,907.40
26-30-24-31-0144	4716 6TH ST	\$1,907.40
26-30-24-31-0145	4712 6TH ST	\$1,907.40
26-30-24-31-0146	4704 6TH ST	\$1,907.40
26-30-24-31-0147	4700 6TH ST	\$1,907.40
26-30-24-31-0171	4703 6TH ST	\$1,907.40
26-30-24-31-0172	4709 6TH ST	\$1,907.40
26-30-24-31-0173	4717 6TH ST	\$1,907.40
26-30-24-31-0174	4723 6TH ST	\$1,907.40
26-30-24-31-0175	4725 6TH ST	\$1,907.40
26-30-24-31-0176	4731 6TH ST	\$1,907.40
26-30-24-31-0177	4737 6TH ST	\$1,907.40
26-30-24-31-0178	4741 6TH ST	\$1,907.40
26-30-24-31-0179	4751 6TH ST	\$1,907.40
26-30-24-31-0180	4757 6TH ST	\$1,907.40
26-30-24-31-0184	4748 6TH ST	\$1,907.40
26-30-24-31-0185	4744 6TH ST	\$1,907.40
26-30-24-43-0052	601 45TH AVE	\$1,907.40
26-30-24-43-0053	4503 WASHINGTON ST	\$1,907.40
26-30-24-43-0054	4505 WASHINGTON ST	\$1,907.40
26-30-24-43-0055	4507 WASHINGTON ST	\$1,907.40
26-30-24-43-0056	4519 WASHINGTON ST	\$1,907.40
26-30-24-43-0057	4525 WASHINGTON ST	\$1,907.40

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
26-30-24-43-0058	4529 WASHINGTON ST	\$1,907.40
26-30-24-43-0059	4533 WASHINGTON ST	\$1,907.40
26-30-24-43-0060	4537 WASHINGTON ST	\$1,907.40
26-30-24-43-0061	4555 WASHINGTON ST	\$1,907.40
26-30-24-43-0062	4559 WASHINGTON ST	\$1,907.40
26-30-24-43-0063	560 46TH AVE	\$1,907.40
26-30-24-43-0064	4550 WASHINGTON ST	\$1,907.40
26-30-24-43-0065	4542 WASHINGTON ST	\$2,244.00
26-30-24-43-0066	4540 WASHINGTON ST	\$1,907.40
26-30-24-43-0067	4538 WASHINGTON ST	\$1,907.40
26-30-24-43-0068	4534 WASHINGTON ST	\$1,907.40
26-30-24-43-0069	4532 WASHINGTON ST	\$1,907.40
26-30-24-43-0070	4526 WASHINGTON ST	\$1,907.40
26-30-24-43-0071	4520 WASHINGTON ST	\$1,907.40
26-30-24-43-0072	4512 WASHINGTON ST	\$1,907.40
26-30-24-43-0073	4504 WASHINGTON ST	\$1,907.40
26-30-24-43-0074	4502 WASHINGTON ST	\$1,907.40
26-30-24-43-0075	4500 WASHINGTON ST	\$1,907.40
35-30-24-12-0062	4401 WASHINGTON ST	\$1,907.40
35-30-24-12-0063	4407 WASHINGTON ST	\$1,907.40
35-30-24-12-0064	4411 WASHINGTON ST	\$1,907.40
35-30-24-12-0065	4415 WASHINGTON ST	\$1,907.40
35-30-24-12-0066	4421 WASHINGTON ST	\$1,907.40
35-30-24-12-0067	4425 WASHINGTON ST	\$1,907.40
35-30-24-12-0068	4429 WASHINGTON ST	\$1,907.40
35-30-24-12-0069	4433 WASHINGTON ST	\$1,907.40
35-30-24-12-0070	4439 WASHINGTON ST	\$1,907.40
35-30-24-12-0073	4449 WASHINGTON ST	\$1,907.40
35-30-24-12-0074	4453 WASHINGTON ST	\$1,907.40
35-30-24-12-0075	600 45TH AVE	\$1,907.40
35-30-24-12-0076	4456 WASHINGTON ST	\$1,907.40
35-30-24-12-0077	4452 WASHINGTON ST	\$1,907.40
35-30-24-12-0078	4448 WASHINGTON ST	\$1,907.40
35-30-24-12-0079	4442 WASHINGTON ST	\$1,907.40

<b>PIN</b>	<b>Address</b>	<b>Actual Assessment Amounts</b>
35-30-24-12-0080	4438 WASHINGTON ST	\$1,907.40
35-30-24-12-0081	4432 WASHINGTON ST	\$1,907.40
35-30-24-12-0082	4426 WASHINGTON ST	\$1,907.40
35-30-24-12-0083	4420 WASHINGTON ST	\$1,907.40
35-30-24-12-0084	4414 WASHINGTON ST	\$1,907.40
35-30-24-12-0085	4408 WASHINGTON ST	\$1,907.40
35-30-24-12-0086	4404 WASHINGTON ST	\$1,907.40
35-30-24-12-0226	4443 WASHINGTON ST	\$1,907.40
	<b>Total for the Project:</b>	<b>\$131,947.20</b>

2021 STREET REHABILITATION PROGRAM

PARTIAL RECONSTRUCTION - ZONE 4B  
 P.I.R. 2021-Z4-03-001 - COLUMBIA HEIGHTS PROJECT 2002

4TH STREET NE	48TH AVENUE TO 53RD AVENUE
5TH STREET NE	48TH AVENUE TO 49TH AVENUE
5TH STREET NE	51ST AVENUE TO 53RD AVENUE
6TH STREET NE	48TH AVENUE TO 50TH AVENUE
6TH STREET NE	51ST AVENUE TO 52ND AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$890,387.78
ENGINEERING AND ADMINISTRATION	\$89,038.78
TOTAL PROJECT COST	<u>\$979,426.56</u>

ASSESSMENT:

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

ASSESSMENT RATE:

$$\frac{\$979,426.56}{245.84} = \$3,984.00 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$979,426.56
CITY SHARE	<u>-\$293,827.97</u>
ASSESSED COST	\$685,598.59

PROPOSED ASSESSMENT RATES:

C, I, MF STREET	\$0.00	=	\$3,984.00 / PARCEL
	<u>0.00</u>		
C, I, MF AVENUE	\$0.00	=	\$1,328.00 / PARCEL
	<u>0.00</u>		
RESIDENTIAL STREET	\$674,554.94	=	\$2,788.80 / PARCEL
	<u>241.88</u>		
RESIDENTIAL AVENUE	\$11,043.65	=	\$929.60 / PARCEL
	<u>11.88</u>		



2021 STREET REHABILITATION PROGRAM

MILL AND OVERLAY - ZONES 4B AND 5  
 P.I.R. 2021-Z4-44-001 - COLUMBIA HEIGHTS PROJECT 2002  
 P.I.R. 2021-Z5-44-002 - COLUMBIA HEIGHTS PROJECT 2002

7TH STREET NE	48TH AVENUE TO 52ND AVENUE
WASHINGTON STREET NE	48TH AVENUE TO 51ST AVENUE
MADISON STREET NE	48TH AVENUE TO 51ST AVENUE
6TH STREET NE	47TH AVENUE TO 48TH AVENUE
WASHINGTON STREET NE	44TH AVENUE TO 46TH AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$513,223.20
ENGINEERING AND ADMINISTRATION	\$51,322.32
	-----
TOTAL PROJECT COST	\$564,545.52

ASSESSMENT:

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

247 PARCELS AT RESIDENTIAL STREET RATE  
 6.25 PARCELS AT RESIDENTIAL AVENUE RATE

ASSESSMENT RATE:

\$564,545.52		
-----	=	\$2,244.00 / PARCEL
251.58		

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$564,545.52
CITY SHARE	-\$83,833.97
	-----
ASSESSED COST	\$480,711.55

PROPOSED ASSESSMENT RATES:

C, I, MF STREET	\$5,610.00		
	-----	=	\$2,244.00 / PARCEL
	2.50		
C, I, MF AVENUE	\$0.00		
	-----	=	\$748.00 / PARCEL
	0.00		
RESIDENTIAL STREET	\$471,127.80		
	-----	=	\$1,907.40 / PARCEL
	247.00		
RESIDENTIAL AVENUE	\$3,973.75		
	-----	=	\$635.80 / PARCEL
	6.25		



# PROPOSED 2021 STREET REHABILITATION CONSTRUCTION

## ZONE 4B

4th Street  
48th Ave to 53rd Ave

5th Street  
48th Ave to 49th Ave  
51st Ave to 53rd Ave

6th Street  
48th Ave to 50th Ave  
51st Ave to 52nd Ave

7th Street  
48th Ave to 52nd Ave

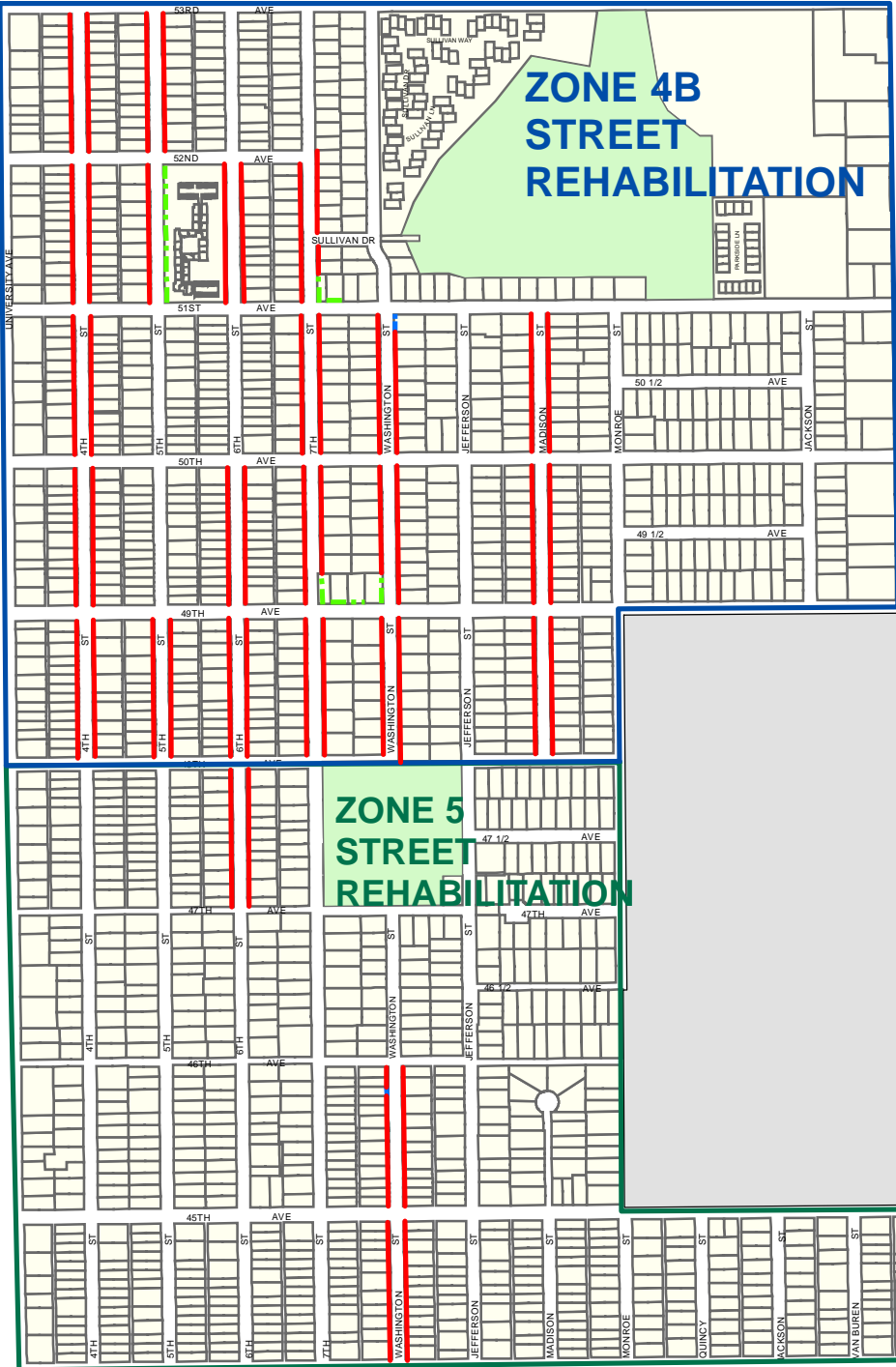
Washington Street  
48th Ave to 51st Ave

Madison Street  
48th Ave to 51st Ave

## ZONE 5

6th Street  
47th Ave to 48th Ave

Washington Street  
44th Ave to 46th Ave



**LEGEND**

- Residential Street Assessment
- - - Residential Avenue Assessment
- - - Multi-Family, Commercial, Industrial Street Assessment
- - - Multi-Family, Commercial, Industrial Avenue Assessment

CITY OF COLUMBIA HEIGHTS  
GIS / ENGINEERING DEPT

Map Date: September 2021  
Map Author: K Young



# PROPOSED 2021 STREET REHABILITATION CONSTRUCTION

## ZONE 4B

4th Street  
48th Ave to 53rd Ave

5th Street  
48th Ave to 49th Ave  
51st Ave to 53rd Ave

6th Street  
48th Ave to 50th Ave  
51st Ave to 52nd Ave

7th Street  
48th Ave to 52nd Ave

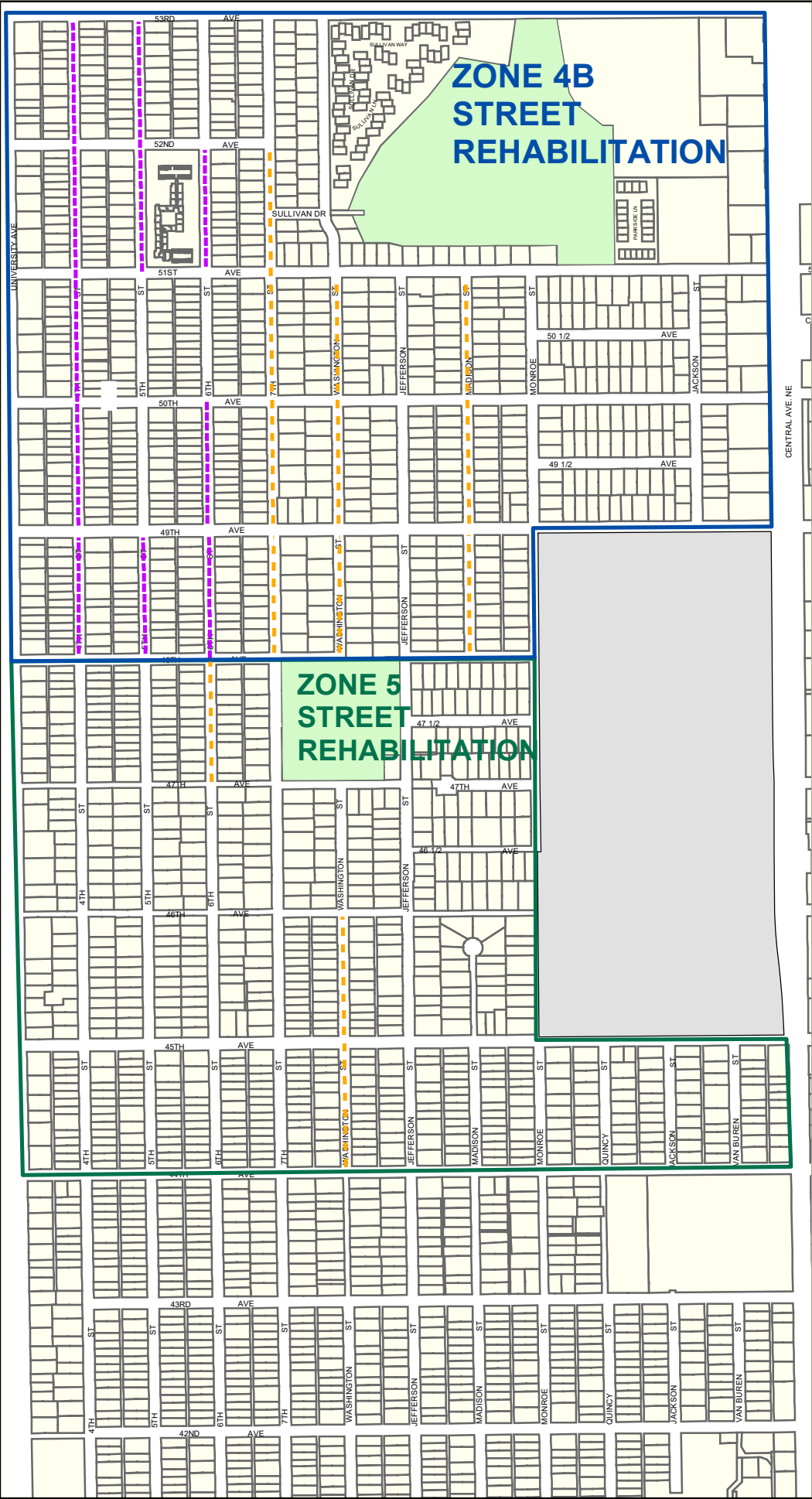
Washington Street  
48th Ave to 51st Ave

Madison Street  
48th Ave to 51st Ave

## ZONE 5

6th Street  
47th Ave to 48th Ave

Washington Street  
44th Ave to 46th Ave



**LEGEND**

Street Rehabilitation

- Mill and Overlay
- Full Depth Reclamation

CITY OF COLUMBIA HEIGHTS  
GIS / ENGINEERING DEPT

Map Date: November 2020  
Map Author: K Young

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

PURSUANT TO CITY CHARTER, Notice is hereby given that the City Council of Columbia Heights, Minnesota will conduct a public hearing on Monday, October 4, 2021 in the City Council Chambers, 590 40th Avenue NE, Columbia Heights, Minnesota for the purpose of adopting an assessment roll for the following improvements, heretofore approved and construction substantially completed:

6:15 PM, MONDAY, OCTOBER 4, 2021  
2021 Street Rehabilitation Improvements - City Project 2002  
Mill and Overlay - P.I.R. 2021-Z4-44-001  
Mill and Overlay - P.I.R. 2021-Z5-44-002  
Partial Street Reconstruction – P.I.R. 2021-Z4-03-001

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, or by calling 1-312-626-6799 and entering meeting ID 832 1119 8291, or by Zoom at <https://us02web.zoom.us/j/83211198291>. For questions please call the Administration Department at 763-706-3610.

STREET MILL AND OVERLAY

P.I.R. 2021-Z4-44-001  
P.I.R. 2021-Z5-44-002

<u>AREA PROPOSED TO BE ASSESSED:</u> (SECTION 26, T30, R24)	6 <sup>TH</sup> STREET NE	47 <sup>TH</sup> AVENUE TO 48 <sup>TH</sup> AVENUE
	7 <sup>TH</sup> STREET NE	48 <sup>TH</sup> AVENUE TO 52 <sup>ND</sup> AVENUE
	WASHINGTON STREET NE	44 <sup>TH</sup> AVENUE TO 46 <sup>TH</sup> AVENUE
	WASHINGTON STREET NE	48 <sup>TH</sup> AVENUE TO 51 <sup>ST</sup> AVENUE
	MADISON STREET NE	48 <sup>TH</sup> AVENUE TO 51 <sup>ST</sup> AVENUE

TOTAL AMOUNT OF PROPOSED ASSESSMENTS:

The total amounts of the proposed assessments for the improvements and appurtenances are as follows:  
MILL AND OVERLAY Assess 10 years at 3.5% interest \$480,720.

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

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

26-30-24-12-0002	26-30-24-13-0009	26-30-24-13-0034	26-30-24-13-0050
26-30-24-12-0005	26-30-24-13-0010	26-30-24-13-0035	26-30-24-13-0051
26-30-24-12-0006	26-30-24-13-0011	26-30-24-13-0036	26-30-24-13-0052
26-30-24-12-0039	26-30-24-13-0012	26-30-24-13-0037	26-30-24-13-0067
26-30-24-12-0040	26-30-24-13-0013	26-30-24-13-0038	26-30-24-13-0075
26-30-24-12-0041	26-30-24-13-0014	26-30-24-13-0039	26-30-24-13-0076
26-30-24-12-0042	26-30-24-13-0015	26-30-24-13-0040	26-30-24-13-0077
26-30-24-12-0043	26-30-24-13-0016	26-30-24-13-0041	26-30-24-13-0078
26-30-24-12-0044	26-30-24-13-0017	26-30-24-13-0042	26-30-24-13-0079
26-30-24-12-0045	26-30-24-13-0018	26-30-24-13-0043	26-30-24-13-0080
26-30-24-12-0046	26-30-24-13-0019	26-30-24-13-0044	26-30-24-13-0081
26-30-24-13-0001	26-30-24-13-0020	26-30-24-13-0045	26-30-24-13-0082
26-30-24-13-0002	26-30-24-13-0021	26-30-24-13-0046	26-30-24-13-0083
26-30-24-13-0003	26-30-24-13-0031	26-30-24-13-0047	26-30-24-13-0084
26-30-24-13-0006	26-30-24-13-0032	26-30-24-13-0048	26-30-24-13-0085
26-30-24-13-0008	26-30-24-13-0033	26-30-24-13-0049	26-30-24-13-0086

26-30-24-13-0087	26-30-24-21-0020	26-30-24-31-0178	26-30-24-43-0055
26-30-24-13-0088	26-30-24-21-0021	26-30-24-31-0179	26-30-24-43-0056
26-30-24-13-0089	26-30-24-21-0022	26-30-24-31-0180	26-30-24-43-0057
26-30-24-13-0090	26-30-24-24-0001	26-30-24-31-0184	26-30-24-43-0058
26-30-24-13-0091	26-30-24-24-0003	26-30-24-31-0185	26-30-24-43-0059
26-30-24-13-0092	26-30-24-24-0004	26-30-24-42-0053	26-30-24-43-0060
26-30-24-13-0100	26-30-24-24-0005	26-30-24-42-0054	26-30-24-43-0061
26-30-24-13-0101	26-30-24-24-0008	26-30-24-42-0055	26-30-24-43-0062
26-30-24-13-0102	26-30-24-24-0012	26-30-24-42-0056	26-30-24-43-0063
26-30-24-13-0103	26-30-24-24-0013	26-30-24-42-0057	26-30-24-43-0064
26-30-24-13-0104	26-30-24-24-0170	26-30-24-42-0058	26-30-24-43-0065
26-30-24-13-0105	26-30-24-24-0171	26-30-24-42-0059	26-30-24-43-0066
26-30-24-13-0106	26-30-24-24-0172	26-30-24-42-0060	26-30-24-43-0067
26-30-24-13-0107	26-30-24-24-0173	26-30-24-42-0061	26-30-24-43-0068
26-30-24-13-0108	26-30-24-24-0174	26-30-24-42-0062	26-30-24-43-0069
26-30-24-13-0109	26-30-24-24-0175	26-30-24-42-0063	26-30-24-43-0070
26-30-24-13-0110	26-30-24-24-0176	26-30-24-42-0064	26-30-24-43-0071
26-30-24-13-0111	26-30-24-24-0177	26-30-24-42-0065	26-30-24-43-0072
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26-30-24-13-0115	26-30-24-24-0194	26-30-24-42-0076	35-30-24-12-0062
26-30-24-13-0118	26-30-24-24-0196	26-30-24-42-0077	35-30-24-12-0063
26-30-24-13-0119	26-30-24-31-0001	26-30-24-42-0078	35-30-24-12-0064
26-30-24-13-0120	26-30-24-31-0002	26-30-24-42-0079	35-30-24-12-0065
26-30-24-13-0121	26-30-24-31-0003	26-30-24-42-0080	35-30-24-12-0066
26-30-24-13-0122	26-30-24-31-0005	26-30-24-42-0081	35-30-24-12-0067
26-30-24-13-0123	26-30-24-31-0006	26-30-24-42-0082	35-30-24-12-0068
26-30-24-13-0128	26-30-24-31-0007	26-30-24-42-0083	35-30-24-12-0069
26-30-24-13-0129	26-30-24-31-0008	26-30-24-42-0084	35-30-24-12-0070
26-30-24-13-0130	26-30-24-31-0009	26-30-24-42-0085	35-30-24-12-0073
26-30-24-13-0135	26-30-24-31-0010	26-30-24-42-0088	35-30-24-12-0074
26-30-24-13-0136	26-30-24-31-0012	26-30-24-42-0089	35-30-24-12-0075
26-30-24-13-0137	26-30-24-31-0138	26-30-24-42-0090	35-30-24-12-0076
26-30-24-13-0138	26-30-24-31-0140	26-30-24-42-0091	35-30-24-12-0077
26-30-24-13-0139	26-30-24-31-0141	26-30-24-42-0092	35-30-24-12-0078
26-30-24-13-0140	26-30-24-31-0142	26-30-24-42-0096	35-30-24-12-0079
26-30-24-13-0141	26-30-24-31-0143	26-30-24-42-0097	35-30-24-12-0080
26-30-24-13-0146	26-30-24-31-0144	26-30-24-42-0098	35-30-24-12-0081
26-30-24-13-0147	26-30-24-31-0145	26-30-24-42-0105	35-30-24-12-0082
26-30-24-13-0148	26-30-24-31-0146	26-30-24-42-0106	35-30-24-12-0083
26-30-24-21-0012	26-30-24-31-0147	26-30-24-42-0107	35-30-24-12-0084
26-30-24-21-0013	26-30-24-31-0171	26-30-24-42-0108	35-30-24-12-0085
26-30-24-21-0014	26-30-24-31-0172	26-30-24-42-0109	35-30-24-12-0086
26-30-24-21-0015	26-30-24-31-0173	26-30-24-42-0110	35-30-24-12-0226
26-30-24-21-0016	26-30-24-31-0174	26-30-24-42-0111	
26-30-24-21-0017	26-30-24-31-0175	26-30-24-43-0052	
26-30-24-21-0018	26-30-24-31-0176	26-30-24-43-0053	
26-30-24-21-0019	26-30-24-31-0177	26-30-24-43-0054	

PARTIAL STREET RECONSTRUCTION  
P.I.R. 2021-Z4-03-001



26-30-24-24-0144	26-30-24-24-0192	26-30-24-31-0036	26-30-24-31-0060
26-30-24-24-0145	26-30-24-24-0193	26-30-24-31-0037	26-30-24-31-0061
26-30-24-24-0146	26-30-24-24-0195	26-30-24-31-0038	26-30-24-31-0062
26-30-24-24-0147	26-30-24-31-0015	26-30-24-31-0039	26-30-24-31-0063
26-30-24-24-0148	26-30-24-31-0016	26-30-24-31-0040	26-30-24-31-0064
26-30-24-24-0149	26-30-24-31-0017	26-30-24-31-0041	26-30-24-31-0065
26-30-24-24-0150	26-30-24-31-0018	26-30-24-31-0042	26-30-24-31-0066
26-30-24-24-0151	26-30-24-31-0019	26-30-24-31-0043	26-30-24-31-0067
26-30-24-24-0152	26-30-24-31-0020	26-30-24-31-0044	26-30-24-31-0068
26-30-24-24-0153	26-30-24-31-0021	26-30-24-31-0045	26-30-24-31-0069
26-30-24-24-0154	26-30-24-31-0022	26-30-24-31-0046	26-30-24-31-0070
26-30-24-24-0155	26-30-24-31-0023	26-30-24-31-0047	26-30-24-31-0071
26-30-24-24-0156	26-30-24-31-0024	26-30-24-31-0048	26-30-24-31-0072
26-30-24-24-0157	26-30-24-31-0025	26-30-24-31-0049	26-30-24-31-0073
26-30-24-24-0182	26-30-24-31-0026	26-30-24-31-0050	26-30-24-31-0074
26-30-24-24-0183	26-30-24-31-0027	26-30-24-31-0051	26-30-24-31-0075
26-30-24-24-0184	26-30-24-31-0028	26-30-24-31-0052	26-30-24-31-0076
26-30-24-24-0185	26-30-24-31-0029	26-30-24-31-0053	26-30-24-31-0077
26-30-24-24-0186	26-30-24-31-0030	26-30-24-31-0054	26-30-24-31-0078
26-30-24-24-0187	26-30-24-31-0031	26-30-24-31-0055	26-30-24-31-0079
26-30-24-24-0188	26-30-24-31-0032	26-30-24-31-0056	26-30-24-31-0080
26-30-24-24-0189	26-30-24-31-0033	26-30-24-31-0057	26-30-24-31-0081
26-30-24-24-0190	26-30-24-31-0034	26-30-24-31-0058	26-30-24-31-0082
26-30-24-24-0191	26-30-24-31-0035	26-30-24-31-0059	

Item 2.

ASSESSMENT ROLL AVAILABLE FOR INSPECTION

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

OBJECTIONS AND APPEALS

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

SENIOR CITIZEN DEFERMENT

Under Minnesota Statutes, Section 435.193 to 435.195, the Columbia Heights City Council may, in its discretion, defer the payment of special assessments for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments. This deferral procedure shall apply only to assessments which are payable in five or more annual installments. When deferral of the special assessments has been granted and is terminated for any reason provided by law, all amounts accumulated, plus applicable interest, become due. Any assessed property owner meeting the requirements of this law and Resolution No. 2020-100, adopted under it, may apply to the City Clerk on the prescribed form for such deferral of payments of these special assessments. If you qualify and wish a deferment, then contact the City Clerk.

AUTHORITY TO SPECIALLY ASSESS

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

may levy and adopt special assessments that are the same or different than the proposed amounts.

Item 2.

### PAYMENTS OF SPECIAL ASSESSMENTS

Once the special assessments are levied and adopted, the special assessments will be certified to the Anoka County Auditor to be extended on the property tax lists for collection with real estate taxes. Prior to this certification, however, the property owner may prepay a portion of or the entire amount of the special assessments without any interest thereon provided the prepayment is received no later than 4:15 pm on November 12, 2021. If the property owner wishes to prepay the special assessments without any interest, then such payment must be made to the City of Columbia Heights at City Hall, 590 - 40th Avenue NE, Columbia Heights, Minnesota 55421.

If prepayment is not received before 4:15 on November 12, 2021 then:

- (a) The annual principal installments, together with interest accrued on the unpaid balance, are due and payable together with real estate taxes.
- (b) Interest on the entire special assessments, from the date of levy to December 31<sup>st</sup> of the year in which the first installment is payable, is added to the first principal installment. The first installment will be due and payable in 2022.
- (c) If in the future the property owner wishes to pay off the remaining balance of the assessments, then Minnesota Statute, Section 429.061, Subdivision 3, provides that such payment may be made to the City of Columbia Heights, together with interest accrued to December 31<sup>st</sup> of the year in which payment is made as long as payment is made prior to November 15<sup>th</sup>; if the payoff occurs on or after November 15<sup>th</sup>, then interest for the next year is also added. Partial payment of the special assessments is not allowed by the City; the payment must be for the entire amount of the special assessments.

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

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 96 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

THE CITY OF COLUMBIA HEIGHTS

Kelli Bourgeois, City Manager

Publish in LIFE on September 10, 2021.





AGENDA SECTION	2021 PETITION AND WAIVER
MEETING DATE	OCTOBER 4, 2021

<b>ITEM:</b>	ADOPT RESOLUTION 2021-80 BEING A RESOLUTION TO CERTIFY 2021 PETITION AND WAIVER ASSESSMENTS TO ANOKA COUNTY FOR COLLECTION WITH THE REAL ESTATE TAXES	
<b>DEPARTMENT:</b>	Public Works	<b>BY/DATE:</b> Kevin Hansen / September 29, 2021
<b>CITY STRATEGY:</b>	<i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>	
<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	
<input type="checkbox"/> Economic Strength	<input type="checkbox"/> Excellent Housing/Neighborhoods	
<input type="checkbox"/> Equity and Affordability	<input checked="" type="checkbox"/> Strong Infrastructure/Public Services	
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population	

**BACKGROUND:** As part of the 2021 Water Main Construction projects on Buchanan Street from 37th Avenue to 39th Avenue, Johnson Street from 37th Avenue to 39th Avenue, and 39th Avenue from Buchanan Street to Johnson Street, it was necessary for all property owners to have operating stop boxes. This was necessary for the temporary water service connection. The work was performed by Northdale Construction Company.

**ANALYSIS/CONCLUSIONS:**

Anoka County requires a resolution to certify petition and waiver assessments to the Anoka County auditor for collection with the property taxes. This resolution consists of assessing the following:

- Seven property owners: 1500 39<sup>th</sup> Avenue, 3716 Johnson Street, 3815 Johnson Street, 3816 Johnson Street, 3839 Johnson Street, 3856 Johnson Street, and 3845 Buchanan Street, for curb stop/box replacement for a total of \$16,415.00.
- One property owner: 1500 39<sup>th</sup> Avenue, for lead water service pipe replacement for \$1,900.00.
- One property owner: 3818 Johnson Street, for widening driveway and installing a refuse cart pad for a total of \$613.88.

The assessment term is 10 years and the interest rate is 3.5% or less. It is necessary to set the interest rate and adopt the resolution at this time in order to certify the Petition and Waiver assessments to Anoka County.

**STAFF RECOMMENDATION:** Staff recommends the City Council adopt the following motions.

<b>RECOMMENDED MOTION(S):</b>
MOTION: Move to waive the reading of Resolution 2021-80, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2021-80 being a resolution to certify 2021 Petition and Waiver assessments to Anoka County for collection with the real estate taxes.

**ATTACHMENT(S):** Resolution 2021-80 with Assessment Roll

**RESOLUTION NO. 2021 -80**

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

WHEREAS, property owners petitioned the City Council for certain improvements and waived their rights for public hearings and appeals as provided in Minnesota State Statute; and,

WHEREAS, said improvements have been completed; and,

WHEREAS, this Council has heretofore estimated and fixed the cost of such improvements and has prepared an assessment roll therefore,

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

**FINDINGS OF FACT**

- Section 1: That this Council does hereby adopt the aforesaid assessment roll for Petition and Waiver Construction Work, included in Project 2021-SP-43-001, a copy of which is attached hereto and made a part hereof.
- Section 2: That said assessments may be paid in part or in full without interest on or before 4:15 p.m. on November 12, 2021. Any unpaid amount will be certified to Anoka County for collection with the real estate taxes beginning with the taxes payable in the year 2022. The annual principal installments, together with 3.5% interest accrued on the unpaid balance are due and payable with the real estate taxes for a period of ten years as designated on the assessment roll.
- Section 3: This resolution shall take effect immediately upon its passage.

**ORDER OF COUNCIL**

Passed this 4<sup>th</sup> day of October, 2021

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Sara Ion, City Clerk/Council Secretary



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

### Proposed Assessment Amounts (summary)

Project 2021-SP-43-001 Special PETITION/WAIVER  
Assessment Term (Years): 10 Proposed Interest Rate: 3.500%

PIN	Address	Proposed Assessment Amount
36-30-24-34-0013	3856 JOHNSON ST	\$2,345.00
36-30-24-34-0014	1500 39TH AVE	\$4,245.00
36-30-24-34-0016	3818 JOHNSON ST	\$613.88
36-30-24-34-0020	3816 JOHNSON ST	\$2,345.00
36-30-24-34-0024	3716 JOHNSON ST	\$2,345.00
36-30-24-34-0076	3845 BUCHANAN ST	\$2,345.00
36-30-24-43-0056	3815 JOHNSON ST	\$2,345.00
36-30-24-43-0067	3839 JOHNSON ST	\$2,345.00