



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

MINUTES

The following are the minutes for the Special Meeting of the City Council held at 6:15 pm on Monday, October 4, 2021 in the City Council Chambers, City Hall, 590 40th Avenue NE, Columbia Heights, Minnesota. Due to the COVID-19 pandemic, this hybrid meeting was held both virtually and in-person.

CALL TO ORDER/ROLL CALL

Mayor Márquez Simula called the meeting to order at 6:17pm.

Present: Mayor Márquez Simula; Councilmember Buesgens; Councilmember Jacobs; Councilmember Novitsky.

Absent: Council Member Murzyn Jr.

Also Present: Kelli Bourgeois, City Manager; Kevin Hansen, Public Works Director; Sara Ion, City Clerk/Council Secretary; David Pallies, Resident Gregory Sloat, Resident; Barb Thomas, Assessing Clerk; Kathy Young, Assistant City Engineer; Nancy Zajonckowski, Resident; Jackie Zillmer, Assistant Finance Director.

PUBLIC HEARINGS

1. Staff Report Regarding 2021 Street Rehabilitation Program.

Public Works Director Kevin Hansen reviewed the project information and proposed assessment roll. This assessment is based on final costs; the mill and overlay final assessment is down about 40% and the partial reconstruction is down about 18%. He advised the Council that the interest percentage can be reduced to 3%. Director Hansen recommended the removal of the 4th Street project from this resolution. He stated that 53rd to 52nd Avenues should be delayed to 2022 assessment hearings as there are still some outstanding issues with the project to be resolved. The same rates would be applied to this project in 2022 so that the corrections / repairs needed could be made and the standing water addressed.

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

Resident David Pallies addressed his concerns with the 4th Street Project and that there is still work to be completed. He wants to make sure that the work is completed per Director Hansen's recommendation. He is very frustrated with the progress of the project and lack of completion.

Council Member Buesgens confirmed that he resides in the area that is being removed from the assessments from this year.

Director Hansen requested to address all questions at the end of the public forum.

Resident David Sloat addressed the Council regarding his concerns with the reduction in the assessment. He also questioned what should occur if a resident is not able to pay the special assessment in 30 days, and confirmed the amortization of 10 years. He is concerned that the street assessment / projects will be a never ending cycle of assessments that he will need to pay.

Director Hansen addressed the concerns of the Mr. Pallies and assessments being due when projects are as close to 100% complete as possible. He stated that it is not required that the project be 100% complete for the assessment to be made. He explained the process of calculating the balance and when things are due. Director Hansen then discussed the street project zones, and stated that it is approximately a ten year cycle.

Resident Nancy Zajonckowski addressed the Council regarding her concerns with her assessment amounts. She clarified that she owed about \$1900 for her assessments, and clarified the interest rate and that it will be applied to property taxes if not paid within thirty days. Ms. Zajonckowski also had concerns about what occurs when she sells the property if the assessment had not been fully paid.

Director Hansen clarified that the amount not paid after 30 days would be applied to taxes owed over the next ten years. Director Hansen also stated that normally assessments are paid in full at the time the property is sold.

Resident David Pallies had a follow up question about an assessment occurring back to back because of his house being second from the corner.

Director Hansen confirmed that this can occur, but right now the assessments that could occur in the future are still in the planning phase and that he does not have the exact information.

Councilmember Novitsky asked a follow up question about the size and scope of projects and when they occur during the ten year assessment cycle.

Director Hansen clarified the average street and avenue assessment costs during the ten year cycle.

Resident Gregory Sloat had an additional follow up question. He is concerned that his taxes will be going up \$200 per month, and he is out of work due to Covid and he is living on social security. Mr. Sloat asked if finalizing the assessments prior to the project being

completed is an issue that the city council is addressing or the charter commission could address.

Mayor Simula indicated that the City Council would make the determination to only charge assessments once the project is fully completed. Director Hansen also clarified that this was not a matter for the Charter Commission.

Motion by Councilmember Buesgens, seconded by Councilmember Jacobs to close the public hearing of Resolution 2021- 77, Street Rehabilitation Zones 4B and 5, City Project 2002. All Ayes: Motion Carried 4-0.

Motion by Councilmember Novitsky, seconded by Councilmember Buesgens to waive the reading of Resolution 2021-77, there being ample copies available for the public. All Ayes: Motion Carried 4-0.

Motion by Councilmember Novitsky, seconded by Councilmember Jacobs 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, removing Fourth Street from 52nd to 53rd and adopting 3% interest rate. All Ayes: Motion Carried 4-0.

3. Certify Petition and Waiver Assessments.

Motion by Councilmember Jacobs, seconded by Councilmember Novitsky to close the hearing and waive the reading of Resolution 2021-80, there being ample copies available to the public. All Ayes: Motion Carried 4-0.

Motion by Councilmember Jacobs, seconded by Councilmember Besguens 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 at a 3% interest rate. All Ayes: Motion Carried 4-0.

ADJOURNMENT

Motion by Councilmember Jacobs, seconded by Buesgens, to adjourn the meeting. All Ayes, Motion Carried 4-0.

Meeting adjourned at 6:47 pm.

Respectfully Submitted,



Sara Ion, City Clerk/Council Secretary