



**SPECIAL CITY COUNCIL MEETING –
PUBLIC IMPROVEMENT HEARING**
City Hall—Council Chambers, 590 40th Ave NE
Tuesday, February 21, 2023
6:00 PM

Mayor
Amada Márquez Simula
Councilmembers
Connie Buesgens
Kt Jacobs
Rachel James
Justice Spriggs
City Manager
Kelli Bourgeois

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 **865 7771 5524** or by Zoom at <https://us02web.zoom.us/j/86577715524>. For questions please call the Administration Department at 763-706-3610.*

CALL TO ORDER/ROLL CALL

PUBLIC HEARINGS

1. PUBLIC IMPROVEMENT HEARING: 53RD AVENUE STATE AID STREET RECONSTRUCTION, TRAIL, AND SIDEWALK

Presentation of Information on State Aid Street Reconstruction, Trail, and Sidewalk Project by Staff

Questions and Comments on State Aid Street Reconstruction, Trail, and Sidewalk Project

Close the Public Hearing

MOTION: Move to close the public hearing of the 53rd Avenue State Aid Street Reconstruction, Trail, and Sidewalk Project, Project 2305

Consideration of Resolution

MOTION: Move to waive the reading of Resolution 2023-12, there being ample copies available for the public.

MOTION: Move to adopt Resolution 2023-12, being a resolution ordering improvements and preparation of plans for 53rd Avenue State Aid Street Reconstruction, Trail, and Sidewalk, City Project 2305.

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	IMPROVEMENT HEARING
MEETING DATE	FEBRUARY 21, 2023; 6:00 PM

ITEM:	Public Hearing: Improvements for 2023 Street Rehabilitation – 53rd Avenue Street Reconstruction, Sidewalk, and Multiuse Trail, Project 2305	
DEPARTMENT:	Public Works	BY/DATE: Kevin Hansen, Sulmaan Khan / February 3, 2023
CITY STRATEGY:	<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: The City Council accepted the Feasibility Report and ordered an Improvement Hearing for February 21, 2023 at their meeting of November 14, 2022.

An informational meeting with property owners is scheduled for February 15, 2023. Information about the City’s Street Rehabilitation Program will be provided at the informational meeting. The information will describe the evaluation of pavement condition, types of construction, and proposed 2023 construction locations.

ANALYSIS/CONCLUSIONS: Distributed at the November 14, 2022 regular City Council meeting was the Feasibility Report that details the scope of work and estimated costs for 53rd Avenue street reconstruction. The report details the key project issues and proposed improvements.

The report recommendations for Street Rehabilitation Program are summarized below:

- ◆ **Rehabilitation Strategies:**
Staff utilizes three methods in evaluating the condition of the street and then determining the appropriate treatment. The following is a listing of streets with the recommended treatment:

STATE AID STREET FULL RECONSTRUCTION – P.I.R. 2023-SA-03-001

1. 53rd Avenue, University Avenue to Sullivan Lake Park

- ◆ **Utilities Replacement:**
Utilities have been reviewed. Staff utilized structure inspections, in-line televising, history of water main breaks, age of water main and services, leakage testing (independent testing), and previous engineering reports in determining utility replacements. A water main replacement on 53rd Avenue between 5th Street and 6th Street will be included as part of the street reconstruction project. The curb and gutter on the south side of 53rd Avenue will be removed and replaced 10 feet to the north which will require some storm sewer modifications. No other major sanitary sewer replacement is proposed

Roadway construction will include other minor modifications to existing water main, sanitary and storm sewer utility surface structures in order to meet proposed finish grades.

◆ **Financing:**

Street Rehabilitation

The estimated project costs are as follows:

- | | | |
|----|--|----------------|
| 1. | 53 rd Avenue full street reconstruction | \$1,660,190.00 |
| 2. | Utilities | \$ * |

Project funding is proposed as follows:

- | | | |
|---|---|--------------|
| o | 53 rd Avenue Assessments | \$121,377.14 |
| o | Infrastructure Fund (Construction) | \$997,931.57 |
| o | Infrastructure Fund (Engineering and Admin) | \$110,881.29 |
| o | LRIP Funds | \$400,000.00 |
| o | State Aid Funds | \$30,000.00 |

Proposed utility funding is proposed as follows:

- | | | |
|---|----------------------|------|
| o | Sanitary Sewer Fund: | \$ * |
| o | Storm Sewer Fund | \$ * |
| o | Water Fund: | \$ * |

* Costs and associated funding for utility work will be determined during the final design.

◆ **Active Past Assessments:**

The information provided below lists assessment areas for previous street rehabilitation projects.

2021 Zone 4B and 5 Street Rehabilitation Project: Partial Street Reconstruction

Assessment term: 10 years

Property owners on 4th Street between 52nd Avenue and 53rd Avenue were assessed a residential street assessment for a partial street reconstruction for a 10-year term. Due to a delay in the assessment, the 10-year term began in 2023 and will last until 2032.

Property owners on 5th Street between 52nd Avenue and 53rd Avenue were assessed a residential street assessment for a partial street reconstruction for a 10-year term beginning in 2021 which will last until 2031.

Resident Comments:

The informational meeting is scheduled for February 15, 2023. The meeting agenda, attendance list and comments from property owners concerning the proposed construction and assessments will be provided to the Mayor and City Council in a separate memo.

Residential Assessment Rates:

The proposed street assessments for residential properties are shown below:

<u>Street</u>	<u>Type of Rehabilitation</u>	<u>Proposed Residential Assessment</u>	
		<u>Street</u>	<u>Avenue</u>
53 rd Avenue, University Avenue to Sullivan Lake Park	Full Reconstruction	\$3,937.62	\$1,312.54

<u>Street</u>	<u>Type of Rehabilitation</u>	<u>Proposed Commercial Assessment</u>	
		<u>Street</u>	<u>Avenue</u>
53 rd Avenue, University Avenue to Sullivan Lake Park	Full Reconstruction	\$7,875.24	\$2,625.08

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2023-13, there being ample copies available for the public.

MOTION: Move to adopt Resolution 2023-13, being a resolution ordering improvements and preparation of plans for 53rd Avenue Street Reconstruction, Sidewalk, and Multiuse Trail, City Project 2305.

ATTACHMENT(S): Resolution 2023-13
 Assessment Rates
 Maps
 Public Improvement Hearing Notice

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

Whereas, Resolution 2022-104 of the Columbia Heights City Council adopted the 14th day of November, 2022 fixed a date for a Council hearing on the proposed improvement on 53rd Avenue NE from University Avenue to Sullivan Lake Park, and

Whereas, ten days' mailed notice and two published notices of the hearing a week apart were given, and the hearing was held thereon the 21st day of February, 2023, at which time all persons desiring to be heard were given an opportunity to be heard thereon, and

Whereas, the Council determines to proceed with this local improvement, a portion of the cost being defrayed by special assessments under Minnesota Statute 429 and City Charter provisions,

2305 STATE AID STREET RECONSTRUCTION
53rd Avenue NE, University Avenue to Sullivan Lake Park

Work includes required utility adjustments, roughly 330 feet of water main replacement, roadway pavement and base reclamation, new bituminous surfacing, new multiuse trail, new sidewalk, new pedestrian ramps adjacent to sidewalk and trail crossings, turf restoration, miscellaneous construction items, and appurtenances.

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. Such improvement is necessary, cost-effective and feasible as detailed in the Feasibility Report.
2. Such improvement is hereby ordered as proposed in the Council Resolution adopted the 14th day of November, 2022.
3. These improvements shall also be known as Project No. 2305, P.I.R. 2023-SA-03-001.
4. The City Engineer, Kevin Hansen, is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.

ORDER OF COUNCIL

Passed this 21st day of February, 2023

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

2023 STREET REHABILITATION PROJECTS

FULL RECONSTRUCTION

P.I.R. 2023-SA-03-001 - COLUMBIA HEIGHTS PROJECT 2305

53RD AVENUE NE

UNIVERSITY AVENUE TO CENTRAL AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$495,639.00
ENGINEERING AND ADMINISTRATION	<u>\$49,563.90</u>
TOTAL PROJECT COST	\$545,202.90

ASSESSMENT:

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

ASSESSMENT RATE:

$$\frac{\$545,202.90}{27.692} = \$19,688.10 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$545,202.90
CITY SHARE	<u>-\$423,825.76</u>
ASSESSED COST	\$121,377.14

PROPOSED ASSESSMENT RATES:

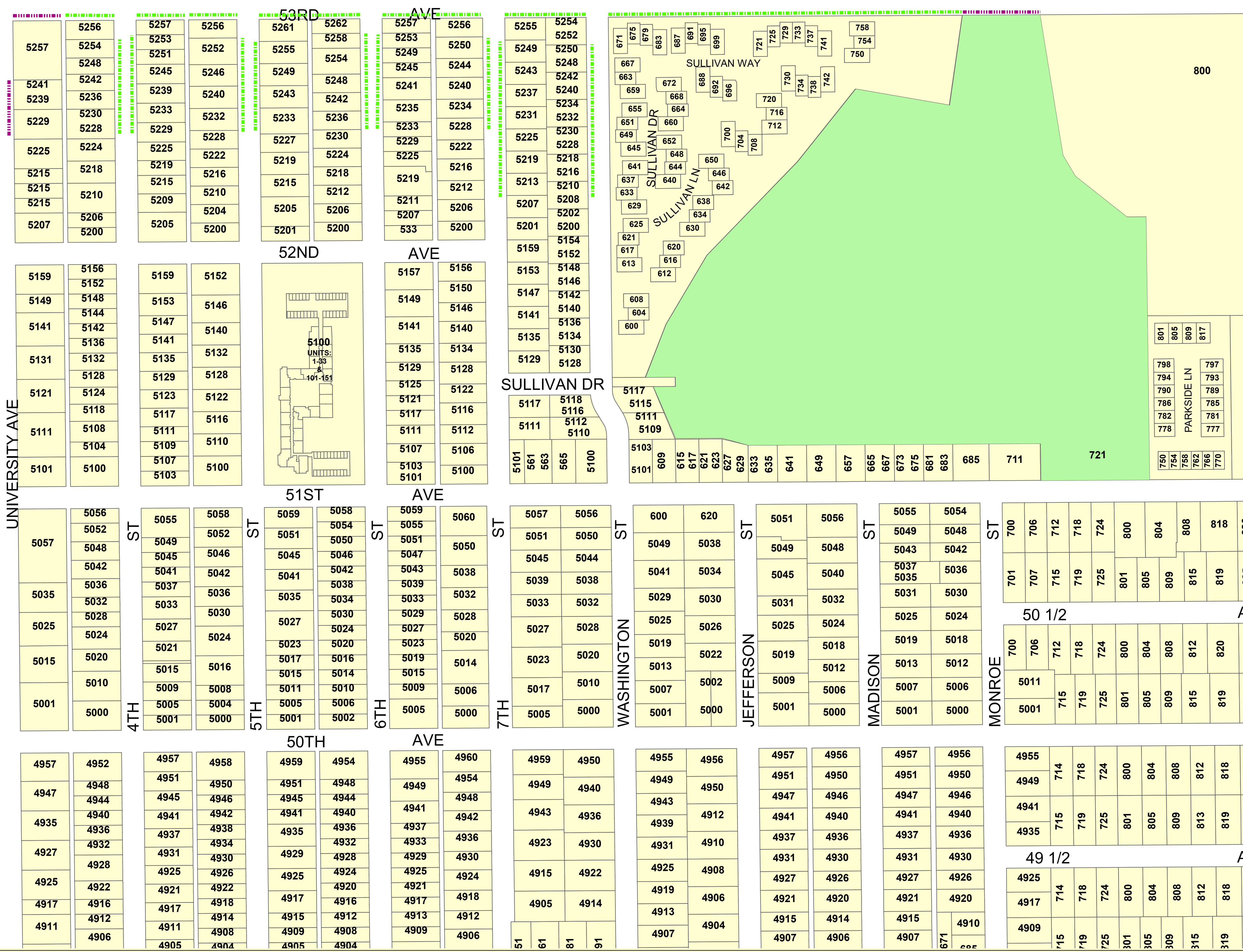
			<u>CONVENTIONAL RATE</u>	<u>M.S.A.S. SUBSIDY</u>	<u>ASSESSMENT RATES</u>
C, I, MF STREET	<u>\$0.00</u> 0.00	=	\$19,688.10 / PARCEL	-\$11,812.86 / PARCEL	\$7,875.24 / PARCEL
C, I, MF AVENUE	<u>\$24,675.75</u> 9.40	=	\$6,562.70 / PARCEL	-\$3,937.62 / PARCEL	\$2,625.08 / PARCEL
RESIDENTIAL STREET	<u>\$0.00</u> 0.00	=	\$9,844.05 / PARCEL	-\$5,906.43 / PARCEL	\$3,937.62 / PARCEL
RESIDENTIAL AVENUE	<u>\$96,701.38</u> 73.675	=	\$3,281.35 / PARCEL	-\$1,968.81 / PARCEL	\$1,312.54 / PARCEL



City of Columbia Heights

PROPOSED 2023 STREET RECONSTRUCTION

53RD AVENUE - FULL RECONSTRUCTION
University Avenue to Sullivan Lake Park



LEGEND

ASSESSMENT RATES

- 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: January 2023
Map Author: S. Khan



PROPOSED 2023 CONSTRUCTION

Municipal State Aid Street Reconstruction

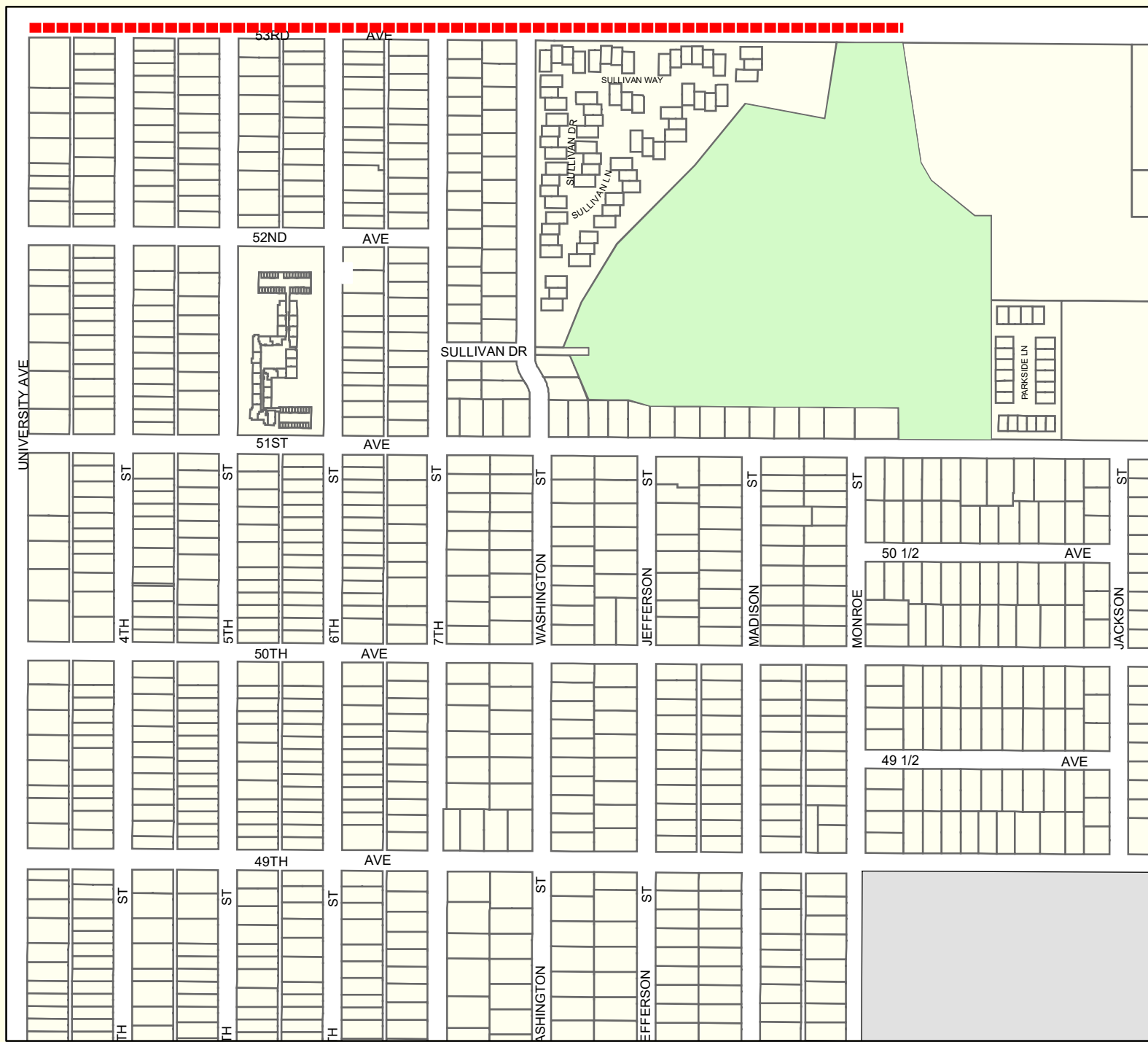
53rd Avenue NE
University Avenue to Sullivan Lake Park

Full Street Reconstruction with Multiuse Trail (CH) and Sidewalk (Fridley)

CITY OF COLUMBIA HEIGHTS
GIS / ENGINEERING DEPT

Map Date: January 2023
Map Author: S. Khan

MSA STREET RECONSTRUCTION





City of Columbia Heights

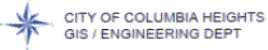
PROPOSED 53RD AVENUE RECONSTRUCTION PROJECT
PREVIOUS ASSESSMENT AREAS

53RD AVENUE RECONSTRUCTION

53rd Avenue
University Ave to Sullivan Lake Park

LEGEND

- Full Reconstruction
- Past Active Assessments



Map Date: February 2023
Map Author: S. Khan



NOTICE FOR PUBLIC IMPROVEMENT HEARING

Notice is hereby given that the City Council of Columbia Heights has determined the following Public Improvement Hearing be held on **Tuesday, February 21, 2023, at 6:00 p.m.** in the City Council Chambers, 590 40th Avenue NE, to consider:

**2023 STREET REHABILITATION PROGRAM
CITY PROJECTS 2007 & 2305**

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 865 7771 5524** or by Zoom at <https://us02web.zoom.us/j/86577715524>. For questions, please call the Administration Department at 763-706-3610.

FULL STREET RECONSTRUCTION

P.I.R. 2023-SA-03-001

The width of the street will be reduced from 40 feet wide to 30 feet. Work includes required utility replacements/repairs, removal of curb and gutter on the south side of the roadway and construction of new curb and gutter 10 feet to the north of existing, new 10 foot wide bituminous trail on the south side of the roadway, new ADA compliant pedestrian ramps and crossings, new 6 foot wide concrete sidewalk on north side of roadway, full depth reclamation of the existing street surface and underlying base, subgrade excavation as needed, placement of reclaimed base, new bituminous surfacing, turf restoration, miscellaneous construction items, and appurtenances in the following generally described area:

53rd Avenue NE

University Ave to Medtronic

Estimated Cost of Improvements (not including utilities):	\$545,202.90
Estimated Assessments for above improvements:	\$121,377.14

Parcels Proposed to be Assessed or Impacted:

26-30-24-12-0007	26-30-24-12-0076	26-30-24-12-0095	26-30-24-12-0114
26-30-24-12-0008	26-30-24-12-0077	26-30-24-12-0096	26-30-24-12-0115
26-30-24-12-0009	26-30-24-12-0078	26-30-24-12-0097	26-30-24-12-0116
26-30-24-12-0010	26-30-24-12-0079	26-30-24-12-0098	26-30-24-12-0117
26-30-24-12-0011	26-30-24-12-0080	26-30-24-12-0099	26-30-24-12-0118
26-30-24-12-0012	26-30-24-12-0081	26-30-24-12-0100	26-30-24-12-0119
26-30-24-12-0013	26-30-24-12-0082	26-30-24-12-0101	26-30-24-12-0120
26-30-24-12-0029	26-30-24-12-0083	26-30-24-12-0102	26-30-24-12-0121
26-30-24-12-0030	26-30-24-12-0084	26-30-24-12-0103	26-30-24-12-0122
26-30-24-12-0031	26-30-24-12-0085	26-30-24-12-0104	26-30-24-12-0123
26-30-24-12-0032	26-30-24-12-0086	26-30-24-12-0105	26-30-24-12-0124
26-30-24-12-0033	26-30-24-12-0087	26-30-24-12-0106	26-30-24-12-0125
26-30-24-12-0034	26-30-24-12-0088	26-30-24-12-0107	26-30-24-12-0126
26-30-24-12-0035	26-30-24-12-0089	26-30-24-12-0108	26-30-24-12-0127
26-30-24-12-0036	26-30-24-12-0090	26-30-24-12-0109	26-30-24-12-0128
26-30-24-12-0066	26-30-24-12-0091	26-30-24-12-0110	26-30-24-12-0129
26-30-24-12-0073	26-30-24-12-0092	26-30-24-12-0111	26-30-24-12-0130
26-30-24-12-0074	26-30-24-12-0093	26-30-24-12-0112	26-30-24-12-0131
26-30-24-12-0075	26-30-24-12-0094	26-30-24-12-0113	26-30-24-12-0132

26-30-24-12-0133	26-30-24-21-0028	26-30-24-21-0052	26-30-24-21-0076
26-30-24-12-0134	26-30-24-21-0029	26-30-24-21-0053	26-30-24-21-0077
26-30-24-12-0135	26-30-24-21-0030	26-30-24-21-0054	26-30-24-21-0078
26-30-24-12-0136	26-30-24-21-0031	26-30-24-21-0055	26-30-24-21-0079
26-30-24-12-0137	26-30-24-21-0032	26-30-24-21-0056	26-30-24-21-0080
26-30-24-21-0001	26-30-24-21-0033	26-30-24-21-0057	26-30-24-21-0081
26-30-24-21-0002	26-30-24-21-0034	26-30-24-21-0058	26-30-24-21-0082
26-30-24-21-0003	26-30-24-21-0035	26-30-24-21-0059	26-30-24-21-0083
26-30-24-21-0004	26-30-24-21-0036	26-30-24-21-0071	26-30-24-21-0094
26-30-24-21-0005	26-30-24-21-0037	26-30-24-21-0072	26-30-24-21-0095
26-30-24-21-0006	26-30-24-21-0038	26-30-24-21-0073	26-30-24-21-0096
26-30-24-21-0026	26-30-24-21-0050	26-30-24-21-0074	
26-30-24-21-0027	26-30-24-21-0051	26-30-24-21-0075	

FULL STREET RECONSTRUCTION
P.I.R. 2023-SA-03-002

Work includes required utility replacements/repairs, new center concrete medians, construction of a new turnabout, mill and overlay of bituminous pavement, turf restoration, miscellaneous construction items, and appurtenances in the following generally described area:

53rd Avenue NE

Medtronic to Central Ave

Estimated Cost of Improvements (not including utilities):	\$683,047.20
Estimated Assessments for above improvements:	\$273,214.85

Parcels Proposed to be Assessed or Impacted:

26-30-24-11-0011	26-30-24-11-0020	26-30-24-11-0071
26-30-24-11-0012	26-30-24-11-0070	

Said improvements are to be considered pursuant to Minnesota Statutes, Chapters 429, 444 and 469. The improvements are to be specially assessed on an area, or frontage basis, or combination thereof against abutting and non-abutting properties and tributary to said improvements, or served by said improvements. The parcels and areas, as specially described herein, are subject to said special assessments unless otherwise noted. The parcel numbers represent the tax parcel identification numbers. To find your tax parcel number, check your real estate tax statement.

The total estimated cost of the above listed improvements is \$1,228,250.10. Persons desiring to be heard with reference to the proposed improvements will be heard at said time and place of the public hearing. Written or oral objections will be considered at the public hearing.

The City of Columbia Heights does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its services, programs, or activities. Upon request, accommodation will be provided to allow individuals with disabilities to participate in all City of Columbia Heights’ services, programs and activities. Auxiliary aids for handicapped persons are available upon request when the request is made at least 96 hours in advance. Please contact the City Clerk at 763-706-3611, or sion@columbiaheightsmn.gov to make arrangements.

CITY OF COLUMBIA HEIGHTS
 KELLI BOURGEOIS, CITY MANAGER

Abbreviated notice published in “LIFE” on 2/3/2023 and 2/10/2023