



SPECIAL CITY COUNCIL MEETING - SPECIAL ASSESSMENT HEARING

City Hall—Council Chambers, 590 40th Ave NE
Tuesday, October 04, 2022
5:45 PM

Mayor
Amáda Márquez Simula
Councilmembers
John Murzyn, Jr.
Connie Buesgens
Nick Novitsky
Kt Jacobs
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 **823 3734 6146**, or by Zoom at <https://us02web.zoom.us/j/82337346146>. For questions, please call the Administration Department at 763-706- 3610.

CALL TO ORDER/ROLL CALL

PUBLIC HEARINGS

1. 1. Staff Report Regarding 2022 State Aid Street Rehabilitation Program.

2. Special Assessment – 47th Avenue Mill and Overlay.

MOTION: Move to close the public hearing of the 2022 Mill and Overlay Improvement, City Project 2206.

MOTION: Move to waive the reading of Resolution 2022-88, there being ample copies available for the public.

MOTION: Move to adopt Resolution 2022-88 being a resolution levying and adopting the assessment for 2022 State Aid Street Rehabilitation, City Project 2206.

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	2022 HEARING STATE AID
MEETING DATE	OCTOBER 4, 2022; 5:45 PM

ITEM:	Adopt Resolution 2022-88 Being a Resolution Levying and Adopting the Assessment for 2022 State Aid Street Rehabilitation, 47th Avenue Mill and Overlay		
DEPARTMENT:	Public Works	BY/DATE:	Kevin Hansen / September 27, 2022
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 47th Avenue Mill and Overlay State Aid Street Rehabilitation improvement project was approved on February 7, 2022 as part of the City’s comprehensive Street Rehabilitation program. City Project 2206 consisted of mill and overlay on 47th Avenue NE from Central Avenue to Fillmore Street.

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 the same as what was proposed at the Public Improvement Hearing. The rates for properties being assessed for State Aid Streets were reduced as provided in the MSAS Assessing Policy approved by the City Council at the meeting on February 7, 2022. The rates listed below reflect a 15% State Aid subsidy (ADT<2,000).

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 14, 2022 rather than 30 days after the hearing (November 3, 2022). The unpaid balance with interest would be added to the property taxes beginning in 2023.

<u>Construction Type</u>	<u>Type</u>	<u>Proposed Improvement Hearing</u>	<u>Final Assessment Rate</u>
Mill and Overlay			
This rate reflects 15% State Aid subsidy (ADT<2,000).			
	Residential Street Rate	\$2,507.80	\$2,507.80
	Residential Avenue Rate	\$835.93	\$835.93
	Non-residential Street Rate*	\$2,950.35	\$2,950.35
	Non-residential Avenue Rate*	\$983.45	\$983.45

* Includes multi-family

For comparison purposes, the unsubsidized residential street assessment rate (mill and overlay) is \$2,950.35.

The most recent and similar project was in 2021. For the mill and overlay, the assessed residential street rate was \$1,907.40 and residential avenue rate was \$635.80.

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 4.5% interest rate. For informational purposes, the Council established 3.0% for the Street Rehabilitation projects assessments at the 2021 hearing in October.

RECOMMENDED MOTION(S):

- MOTION: Move to close the public hearing of the 2022 Mill and Overlay Improvement, City Project 2206.
- MOTION: Move to waive the reading of Resolution 2022-88, there being ample copies available for the public.
- MOTION: Move to adopt Resolution 2022-88 being a resolution levying and adopting the assessment for 2022 Street Rehabilitation, 47th Avenue Mill and Overlay, City Project 2206.

- ATTACHMENT(S):** Resolution 2022-88 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 2022-SA-44-001: 47th Avenue Mill and Overlay on 47th Avenue from Central Avenue to Fillmore Street, all in project 2206; and,

WHEREAS, the City Council of the City of Columbia Heights, Minnesota, met at 5:45 o'clock p.m. on the 4th day of October, 2022, in the City Council Chambers, 590 40th 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 “47th Avenue Mill and Overlay” numbered 2022-SA-44-001, Project 2206, a copy of which is attached hereto and made a part hereof,
- Section 2: 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 3: That said assessments may be paid in part or in full without interest on or before 4:15 p.m. on November 14, 2022. Any unpaid amount will be certified to Anoka County for collection with the real estate taxes beginning with the taxes payable in the year 2023. The annual principal installments, together with 4.5% 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 4: 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 2022-SA-44-001, Project 2206.

Item 1.

Section 5: This resolution shall take effect immediately upon its passage.

ORDER OF COUNCIL

Passed this 4th day of October, 2022

Offered by:

Seconded by:

Roll Call:

Attest:

Amáda Márquez Simula, Mayor

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 2022-SA-44-001 State Aid MILL & OVERLAY
 Assessment Term (Years): 10 Proposed Interest Rate: 4.500%

PIN	Address	Actual Assessment Amounts
25-30-24-32-0063	4757 CENTRAL AVE	\$3,245.38
25-30-24-32-0064	4729 GRAND AVE	\$3,835.45
25-30-24-32-0065	1069 GRANDVIEW WAY	\$3,835.45
25-30-24-32-0077	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0078	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0079	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0080	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0081	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0082	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0083	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0084	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0085	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0086	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0087	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0088	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0089	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0090	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0091	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0092	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0093	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0094	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0095	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0096	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0097	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0098	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0099	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0100	1070 GRANDVIEW CT	\$48.48

PIN	Address	Actual Assessment Amounts
25-30-24-32-0101	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0102	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0103	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0104	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0105	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0106	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0107	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0108	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0109	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0110	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0111	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0112	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0113	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0114	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0115	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0116	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0117	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0118	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0119	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0120	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0121	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0122	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0123	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0124	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0125	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0126	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0127	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0128	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0129	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0130	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0131	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0132	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0133	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0134	1070 GRANDVIEW CT	\$48.48

PIN	Address	Actual Assessment Amounts
25-30-24-32-0135	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0136	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0137	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0138	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0139	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0140	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0141	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0142	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0143	1070 GRANDVIEW CT	\$48.48
25-30-24-32-0181	UNASSIGNED SITUS	\$4,130.49
25-30-24-32-0182	UNASSIGNED SITUS	\$3,737.11
25-30-24-33-0001	4662 TAYLOR ST	\$835.93
25-30-24-33-0002	4648 TAYLOR ST	\$835.93
25-30-24-33-0003	4644 TAYLOR ST	\$835.93
25-30-24-33-0004	4636 TAYLOR ST	\$835.93
25-30-24-33-0005	4630 TAYLOR ST	\$626.95
25-30-24-33-0017	4641 POLK ST	\$835.93
25-30-24-33-0018	4647 POLK ST	\$835.93
25-30-24-33-0019	4649 POLK ST	\$626.95
25-30-24-33-0020	UNASSIGNED SITUS	\$208.98
25-30-24-33-0021	4655 POLK ST	\$835.93
25-30-24-33-0022	4656 POLK ST	\$2,556.97
25-30-24-33-0023	4648 POLK ST	\$1,180.14
25-30-24-33-0024	4640 POLK ST	\$1,475.17
25-30-24-33-0025	4636 POLK ST	\$835.93
25-30-24-33-0026	4628 POLK ST	\$626.95
25-30-24-33-0037	4633 TYLER ST	\$1,180.14
25-30-24-33-0038	4641 TYLER ST	\$1,180.14
25-30-24-33-0039	4647 TYLER ST	\$1,180.14
25-30-24-33-0040	4653 TYLER ST	\$1,180.14
25-30-24-33-0041	4657 TYLER ST	\$2,556.97
25-30-24-33-0042	950 47TH AVE	\$1,671.86
25-30-24-33-0043	4654 TYLER ST	\$1,671.86
25-30-24-33-0053	4653 CENTRAL AVE	\$1,671.86

PIN	Address	Actual Assessment Amounts
25-30-24-33-0126	4654 FILLMORE ST	\$835.93
25-30-24-33-0127	4648 FILLMORE ST	\$835.93
25-30-24-33-0128	4642 FILLMORE ST	\$835.93
25-30-24-33-0129	4636 FILLMORE ST	\$835.93
25-30-24-33-0130	4630 FILLMORE ST	\$835.93
25-30-24-33-0141	4637 TAYLOR ST	\$835.93
25-30-24-33-0142	4641 TAYLOR ST	\$835.93
25-30-24-33-0143	4645 TAYLOR ST	\$835.93
25-30-24-33-0144	4651 TAYLOR ST	\$835.93
25-30-24-33-0145	4657 TAYLOR ST	\$835.93
25-30-24-33-0146	4633 TAYLOR ST	\$417.97
25-30-24-33-0148	4628 TYLER ST	\$2,163.59
25-30-24-33-0149	4633 CENTRAL AVE	\$2,704.49
	Total for the Project:	\$61,960.05

2022 STREET REHABILITATION PROJECTS

Item 1.

MILL AND OVERLAY

P.I.R. 2022-SA-44-001 - COLUMBIA HEIGHTS PROJECT 2206

47TH AVENUE NE CENTRAL AVENUE TO FILLMORE STREET

ESTIMATED COSTS:

CONSTRUCTION	\$70,193.09
ENGINEERING AND ADMINISTRATION	<u>\$7,019.31</u>
TOTAL PROJECT COST	\$77,212.40

ASSESSMENT:

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

0 PARCELS AT RESIDENTIAL STREET RATE
 24.886 PARCELS AT RESIDENTIAL AVENUE RATE

ASSESSMENT RATE:

$$\frac{\$77,212.40}{22.245} = \$3,471.00 / \text{PARCEL}$$

ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$77,212.40
CITY SHARE	<u>-\$15,252.07</u>
ASSESSED COST	\$61,960.33

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	=	\$3,471.00 / PARCEL	-\$520.65 / PARCEL	\$2,950.35 / PARCEL
C, I, MF AVENUE	<u>\$41,157.38</u> 41.85	=	\$1,157.00 / PARCEL	-\$173.55 / PARCEL	\$983.45 / PARCEL
RESIDENTIAL STREET	<u>\$0.00</u> 0.00	=	\$2,950.35 / PARCEL	-\$442.55 / PARCEL	\$2,507.80 / PARCEL
RESIDENTIAL AVENUE	<u>\$20,802.95</u> 24.886	=	\$983.45 / PARCEL	-\$147.52 / PARCEL	\$835.93 / PARCEL



PROPOSED 2022 CONSTRUCTION

Municipal
State Aid Street
Mill and Overlay

47th Avenue NE
Central Avenue
to Fillmore Street

LEGEND

— Mill and Overlay

CITY OF COLUMBIA HEIGHTS
GIS / ENGINEERING DEPT
Map Date: December 2021
Map Author: K Young

M. S. A. STREET OVERLAY




**PROPOSED 2022
CONSTRUCTION**


Municipal
State Aid Street
Mill and Overlay

47th Avenue
Central Avenue
to Fillmore Street


LEGEND

ASSESSMENT RATES


 Residential Street
Assessment

 Residential Avenue
Assessment

 Multi-Family,
Commercial, Industrial
Street Assessment

 Multi-Family,
Commercial, Industrial
Avenue Assessment

STREET REHABILITATION

 Mill and Overlay

**M. S. A.
STREET
OVERLAY**



1400

1070
UNITS
100 - 119, 200 - 209,
300 - 320, 400 - 415

47TH
AVE

PARKVIEW

46TH
AVE

AVE

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 Tuesday, October 4, 2022 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 nearing substantial completion:

5:45 PM, TUESDAY, OCTOBER 4, 2022
2022 State Aid Street Rehabilitation Program - City Project 2206
Mill and Overlay - P.I.R. 2022-SA-44-001

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 823 3734 6146**, or by Zoom at <https://us02web.zoom.us/j/82337346146>. For questions, please call the Administration Department at 763-706-3610.

STREET MILL AND OVERLAY

P.I.R. 2022-SA-44-001

AREA PROPOSED TO BE ASSESSED:
(SECTION 25, T30, R24)

**47th AVENUE NE
AND ADJOINING STREETS AND AVENUES**

CENTRAL AVENUE TO FILLMORE STREET

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 4% interest **\$62,000.**

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.

25-30-24-32-0063-0065, 0077-0143, 0181, 0182;

25-30-24-33-0001-0005, 0017-0026, 0037-0043, 0053, 0126-0130, 0141-0146, 0148, 0149.

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. 2021-95, 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 deferral, 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.

PAYMENTS OF SPECIAL ASSESSMENTS

Item 1.

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 14, 2022. 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 14, 2022 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 31st 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 2023.
- (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 31st of the year in which payment is made as long as payment is made prior to November 15th; if the payoff occurs on or after November 15th, 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 9, 2022.