



SPECIAL CITY COUNCIL MEETING - PUBLIC IMPROVEMENT HEARING

City Hall—Council Chambers, 3989 Central Ave NE
Thursday, April 04, 2024
6:00 PM

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

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, or by using Microsoft Teams Meeting ID 234 138 766 908, Passcode rxX825. For questions please call the Administration Department at 763-706-3610. Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

CALL TO ORDER/ROLL CALL

PUBLIC HEARINGS

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

1. Public Hearing: Improvements For 2024 Concrete Alley Construction, Project 2406.

Presentation of Information on 2024 Alley Construction Project by Staff

Questions and Comments on 2024 Alley Construction Project

Close the Public Hearing

MOTION: Move to close the public hearing of the 2024 Alley Construction, Project 2406

Consideration of Resolution

MOTION: Move to waive the reading of Resolution 2024-27, there being ample copies available for the public.

MOTION: Move to adopt Resolution 2024-27, being a resolution ordering improvements and preparation of plans for 2024 Concrete Alley Construction, City Project 2406.

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.

**SPECIAL CITY COUNCIL MEETING**

AGENDA SECTION	PUBLIC IMPROVEMENT HEARING
MEETING DATE	APRIL 4, 2024; 6:00PM

ITEM:	Public Hearing: Improvements For 2024 Concrete Alley Construction, Project 2406.		
DEPARTMENT: Public Works		BY/DATE: Interim City Engineer / March 25, 2025	
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
<input type="checkbox"/> Healthy and Safe Community		<input type="checkbox"/> Thriving and Vibrant Destination Community	
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly		<input checked="" type="checkbox"/> Strong Infrastructure and Public Services	
<input type="checkbox"/> Trusted and Engaged Leadership		<input type="checkbox"/> Sustainable	

BACKGROUND

The City Council accepted the Feasibility Report and ordered an Improvement Hearing for April 4, 2024 at their meeting of February 26, 2024.

The following bituminous alleys are proposed to be reconstructed with concrete:

- Jackson Street to Van Buren Street, 163' North of 40th Avenue to 41st Avenue,
- Van Buren Street to Central Avenue, 490' South of 41st Avenue to 41st Avenue,
- Monroe Street to Quincy Street, 44th Avenue to 45th Avenue,
- Polk Street to Taylor Street, 46th Avenue to 47th Avenue, and
- Taylor Street to Fillmore Street, 46th Avenue to 47th Avenue.

Staff held an Informational Meeting on March 28, 2024 at City Hall from 6:00 to approximately 7:00 p.m.

SUMMARY OF CURRENT STATUS

Distributed at the February 26, 2024 regular City Council meeting was the Feasibility Report that details the scope of work and estimated costs for the alleys.

- Proposed Construction

The alleys will be 11 - 12' wide and constructed with concrete. Small areas of bituminous or concrete driveways and turf area adjacent to the alleys will be reconstructed to match the new alley grades.

- Utilities

Other than improvements to existing storm sewer catch basin slabs and castings, no other utility work is anticipated as part of the project.

- Financing: Concrete Alley Construction

The estimated project costs are as follows:

- | | | |
|----|-----------------------------|-------------|
| 1. | Concrete alley construction | \$1,200,000 |
|----|-----------------------------|-------------|

Project funding is proposed as follows:

o	Assessments	\$527,000
o	Infrastructure (Construction)	\$566,363
o	Infrastructure Fund (Engineering and Admin)	\$56,636

The funding reflects a flat fee of 10% of the construction cost included in the above amounts for a portion of the Engineering and Administration costs.

o	Storm Sewer Fund	\$50,000
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- **Active Past Assessments:**

Properties on Jackson Street from 40th to 41st Avenues had a street assessment for a partial reconstruction on Jackson Street and on 41st Avenue in 2022.

Properties on the northern half of Van Buren Street and the northern half of Central Avenue between 40th and 41st Avenues had a street assessment for a mill and overlay on 41st Avenue in 2022.

Properties on the northern half of Polk Street, the northern half of Taylor Street, and the northern half of Fillmore Street between 46th and 47th Avenues had a street assessment for a mill and overlay on 47th Avenue in 2022.

The proposed assessments for residential and commercial properties are shown below:

<u>Location</u>	<u>Type of Rehabilitation</u>	<u>Proposed Assessment</u>
Alley	Concrete Construction	\$3,990.15 (residential)
Alley	Concrete Construction	\$8,867.01 (commercial)

STAFF RECOMMENDATION

Recommendation for moving item forward.

RECOMMENDED MOTION(S):

MOTION: Move to close the hearing and waive the reading of Resolution 2024-27, there being ample copies available for the public.

MOTION: Move to adopt Resolution 2024-27, being a resolution ordering improvements and preparation of plans for 2024 Concrete Alley Construction, City Project 2406.

ATTACHMENT(S):

Resolution 2024-27

Informational Meeting Agenda

Assessment Rates

Assessment Maps

Public Improvement Hearing Notice

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

Whereas, Resolution 2024-19 of the Columbia Heights City Council adopted the 26th day of February, 2024, fixed a date for a Council hearing on the proposed improvement of the alleys located from Jackson Street to Van Buren Street between 163' North of 40th Avenue and 41st Avenue, Van Buren Street to Central Avenue between 490' South of 41st Avenue and 41st Avenue, Monroe Street to Quincy Street between 44th Avenue and 45th Avenue, Polk Street to Taylor Street between 46th Avenue and 47th Avenue, and Taylor Street to Fillmore Street between 46th Avenue and 47th Avenue, 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 4th day of April, 2024, 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 Charter provisions,

2406 CONCRETE ALLEY CONSTRUCTION

Jackson Street to Van Buren Street, 163' North of 40th Avenue to 41st Avenue,
Van Buren Street to Central Avenue, 490' South of 41st Avenue to 41st Avenue,
Monroe Street to Quincy Street, 44th Avenue to 45th Avenue,
Polk Street to Taylor Street, 46th Avenue to 47th Avenue, and
Taylor Street to Fillmore Street, 46th Avenue to 47th Avenue

The proposed width remains approximately the same. Work includes removal of existing materials as needed, new granular subbase if needed, 6" of new aggregate base, 8" of new concrete surfacing, and restoration of adjacent concrete, bituminous and turf surfaces.

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

Such improvement is necessary, cost-effective and feasible as detailed in the Feasibility Report.

Such improvement is hereby ordered as proposed in the Council Resolution adopted the 26th day of February, 2024.

These improvements shall also be known as Project No. 2406, PIR: 2024-AL-06-001.

The City Engineer, Sulmaan Khan, 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 4th day of April, 2024

Offered by:
Seconded by:
Roll Call:

Amada Marquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

CITY OF COLUMBIA HEIGHTS INFORMATIONAL MEETING

Item 1.

Concrete Alley Construction

City Council Chambers

Thursday, March 28, 2024 - 6:00 p.m.

A G E N D A

- **6:00 – 6:30 Staff Presentation**

- **Introductions, Sign-in**
- **City-wide Street Rehab Program**
 - **Background**
 - **Large Investment in Infrastructure**
 - **Evaluation performed**
 - **Visual survey (condition)**
 - **Existing structure**
 - **Goal: Doing right thing at the right time**
- **Alley Engineering Report (available by request)**
 - **Scope of Work**
 - **Alleys**
 - **Remove bituminous surface and underlying materials**
 - **Install 6" Class 5**
 - **Construct 8" Concrete Alley**
 - **Inverse Crown**
 - **Restore Driveways and Turf**
 - **Limited Access during construction**
 - **Utilities**
 - **Estimated Costs (final based upon actual)**
 - **Funding (Cost Share)**
- **Assessment Methodology**
 - **Unit Rate Basis (per parcel)**
- **Improvement Process and Schedule**
 - **Informational Meeting (3/28/24)**
 - **Improvement Hearing (4/4/24)**
 - **Final Plans & Bidding (4/8/24)**
 - **Pre-Construction Meeting (6/25/24)**
 - **Construction (7/8/24 – 9/30/24)**
 - **Assessment Hearing (10/3/24)**
 - **Assessment will appear on Property Tax Statement**

- **General Questions/Citizen Comments**

CITY OF COLUMBIA HEIGHTS
NOTICE FOR PUBLIC IMPROVEMENT HEARING

Item 1.

Notice is hereby given that the City Council of Columbia Heights has determined the following Public Improvement Hearing be held on Thursday, April 4, 2024, at 6:00 p.m. in the City Council Chambers, 3989 Central Avenue NE, to consider the 2024 ALLEY REHABILITATION PROGRAM: CITY PROJECT 2406.

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so **in-person**, or by using Microsoft Teams Meeting at [columbiaheightsmn.gov/joinameeting: ID 234 138 766 908, Passcode rxX825](https://columbiaheightsmn.gov/joinameeting:ID234138766908,PasscoderxX825). For questions, please call the Administration Department at 763-706-3610.

CONCRETE ALLEY CONSTRUCTION

P.I.R. 2024-AL-06-001

The proposed width remains approximately the same. Work includes removal of existing materials as needed, storm sewer extension as needed, new granular subbase if needed, 6" of new aggregate base, 8" of new concrete surfacing, and restoration of adjacent concrete, bituminous and turf surfaces in the following generally described area:

Polk Street to Taylor Street, 46th Avenue to 47th Avenue
Taylor Street to Fillmore Street, 46th Avenue to 47th Avenue
Monroe Street to Quincy Street, 44th Avenue to 45th Avenue
Van Buren Street to Central Avenue, 490' south of 41st Avenue to 41st Avenue
Jackson Street to Van Buren Street, 163' north of 40th Avenue to 41st Avenue

Estimated Cost of Improvements (not including utilities):	\$873,400.00
Estimated Assessments for above improvements:	\$527,143.45

Parcels Proposed to be Assessed or Impacted:

25-30-24-33-0001	25-30-24-33-0128	35-30-24-11-0065	35-30-24-41-0026
25-30-24-33-0002	25-30-24-33-0129	35-30-24-11-0066	35-30-24-41-0027
25-30-24-33-0003	25-30-24-33-0130	35-30-24-11-0067	35-30-24-41-0032
25-30-24-33-0004	25-30-24-33-0131	35-30-24-11-0068	35-30-24-41-0033
25-30-24-33-0005	25-30-24-33-0132	35-30-24-11-0069	35-30-24-41-0034
25-30-24-33-0006	25-30-24-33-0133	35-30-24-11-0070	35-30-24-41-0035
25-30-24-33-0007	25-30-24-33-0134	35-30-24-11-0071	35-30-24-41-0036
25-30-24-33-0009	25-30-24-33-0135	35-30-24-11-0072	35-30-24-41-0037
25-30-24-33-0010	25-30-24-33-0136	35-30-24-11-0073	35-30-24-41-0038
25-30-24-33-0011	25-30-24-33-0137	35-30-24-11-0074	35-30-24-41-0041
25-30-24-33-0012	25-30-24-33-0138	35-30-24-11-0075	35-30-24-41-0042
25-30-24-33-0013	25-30-24-33-0139	35-30-24-11-0076	35-30-24-41-0043
25-30-24-33-0014	25-30-24-33-0141	35-30-24-11-0077	35-30-24-41-0044
25-30-24-33-0015	25-30-24-33-0142	35-30-24-11-0078	35-30-24-41-0045
25-30-24-33-0016	25-30-24-33-0143	35-30-24-11-0079	35-30-24-41-0057
25-30-24-33-0017	25-30-24-33-0144	35-30-24-11-0080	35-30-24-41-0058
25-30-24-33-0018	25-30-24-33-0145	35-30-24-11-0081	35-30-24-41-0059
25-30-24-33-0019	25-30-24-33-0146	35-30-24-11-0082	35-30-24-41-0060
25-30-24-33-0020	25-30-24-33-0147	35-30-24-41-0022	35-30-24-41-0151
25-30-24-33-0021	25-30-24-33-0150	35-30-24-41-0023	35-30-24-41-0162
25-30-24-33-0126	25-30-24-33-0151	35-30-24-41-0024	35-30-24-41-0163
25-30-24-33-0127	35-30-24-11-0064	35-30-24-41-0025	

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, as specifically described herein, are subject to said special assessments. The parcel numbers listed above represent Property ID numbers. To find your Property ID number, check your real estate tax statement.

The full public hearing notice is available on the City website and has been mailed to affected property owners. 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.

KEVIN HANSEN, INTERIM CITY MANAGER

Published in "LIFE" on 3/8/2024 and 3/15/2024

2024 ALLEY RECONSTRUCTION PROJECTS**CONCRETE ALLEY RECONSTRUCTION**

P.I.R. 2024-AL-06-001

COLUMBIA HEIGHTS PROJECT 2406

JACKSON STREET TO VAN BUREN STREET, 163' NORTH OF 40TH AVENUE TO 41ST AVENUE
 VAN BUREN STREET TO CENTRAL AVENUE, 490' SOUTH OF 41ST AVENUE TO 41ST AVENUE
 MONROE STREET TO QUINCY STREET, 44TH AVENUE TO 45TH AVENUE
 POLK STREET TO TAYLOR STREET, 46TH AVENUE TO 47TH AVENUE
 TAYLOR STREET TO FILLMORE STREET, 46TH AVENUE TO 47TH AVENUE

ESTIMATED COSTS:

CONSTRUCTION	\$794,000.00
ENGINEERING AND ADMINISTRATION	\$79,400.00

TOTAL PROJECT COST	\$873,400.00

ASSESSMENT:

27.5 PARCELS AT C, I, MF RATE
 (COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)

71 PARCELS AT RESIDENTIAL RATE

ASSESSMENT RATE:

$$\frac{\$873,400.00}{98.50} = \$8,867.01 / \text{PARCEL}$$

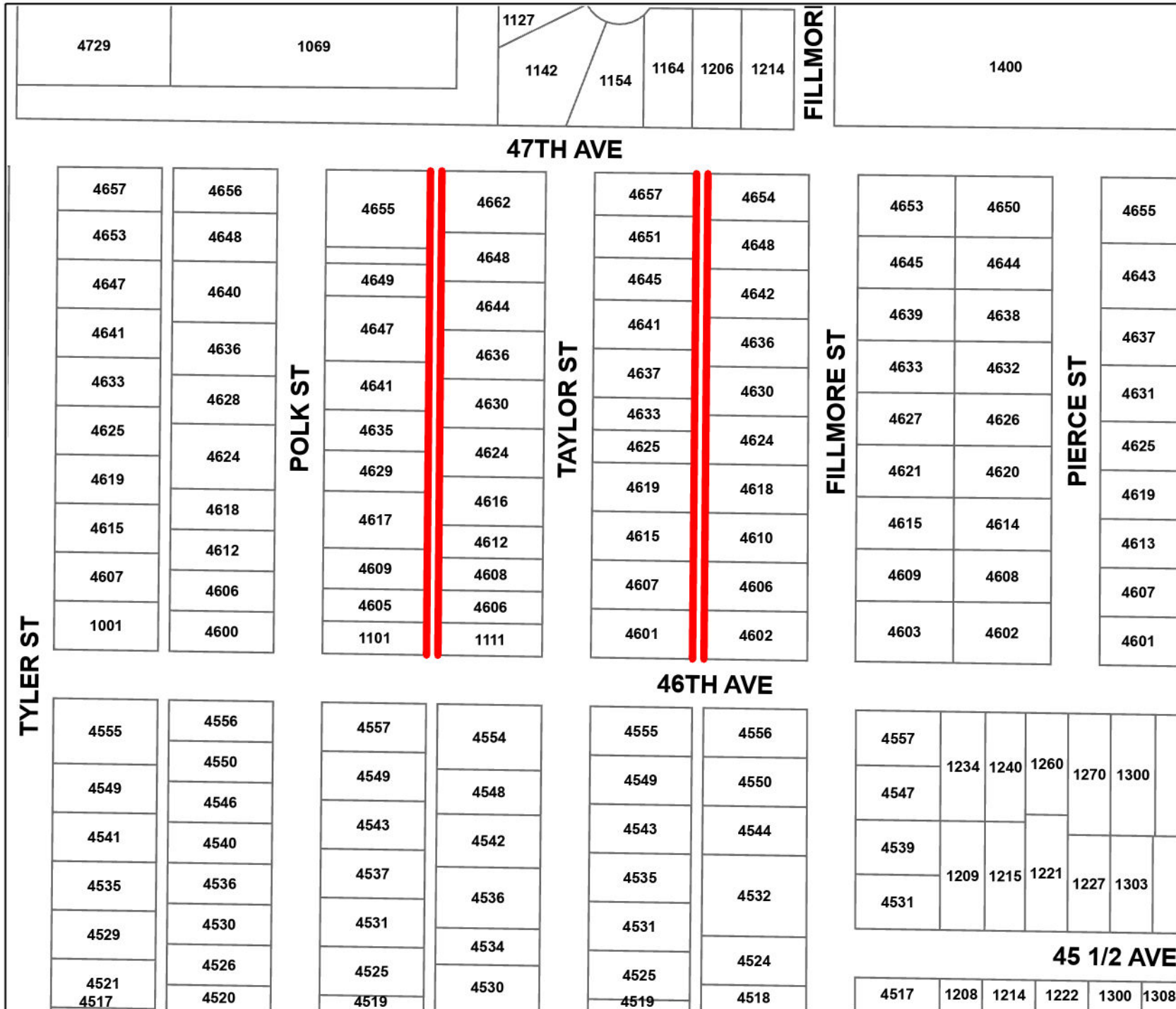
ESTIMATED COST SHARING:

TOTAL PROJECT COST	\$873,400.00
CITY SHARE	-\$346,256.55

ASSESSED COST	\$527,143.45

PROPOSED ASSESSMENT RATES:

C, I, MF ALLEY	\$243,842.64 ----- 27.50	=	\$8,867.01 / PARCEL
RESIDENTIAL ALLEY	\$283,300.81 ----- 71.00	=	\$3,990.15 / PARCEL



PROPOSED 2024 CONCRETE ALLEY CONSTRUCTION City Project 2406

Polk St to Taylor St,
46th Ave to 47th Ave,
Taylor St to Fillmore St,
46th Ave to 47th Ave

LEGEND

- Residential Street/Alley Assessment
- Mutli-Family, Commercial, Industrial, Street Assessment

CITY OF COLUMBIA HEIGHTS
GIS / ENGINEERING DEPT

Map Date: February 2024
Map Author: D. Zehavi



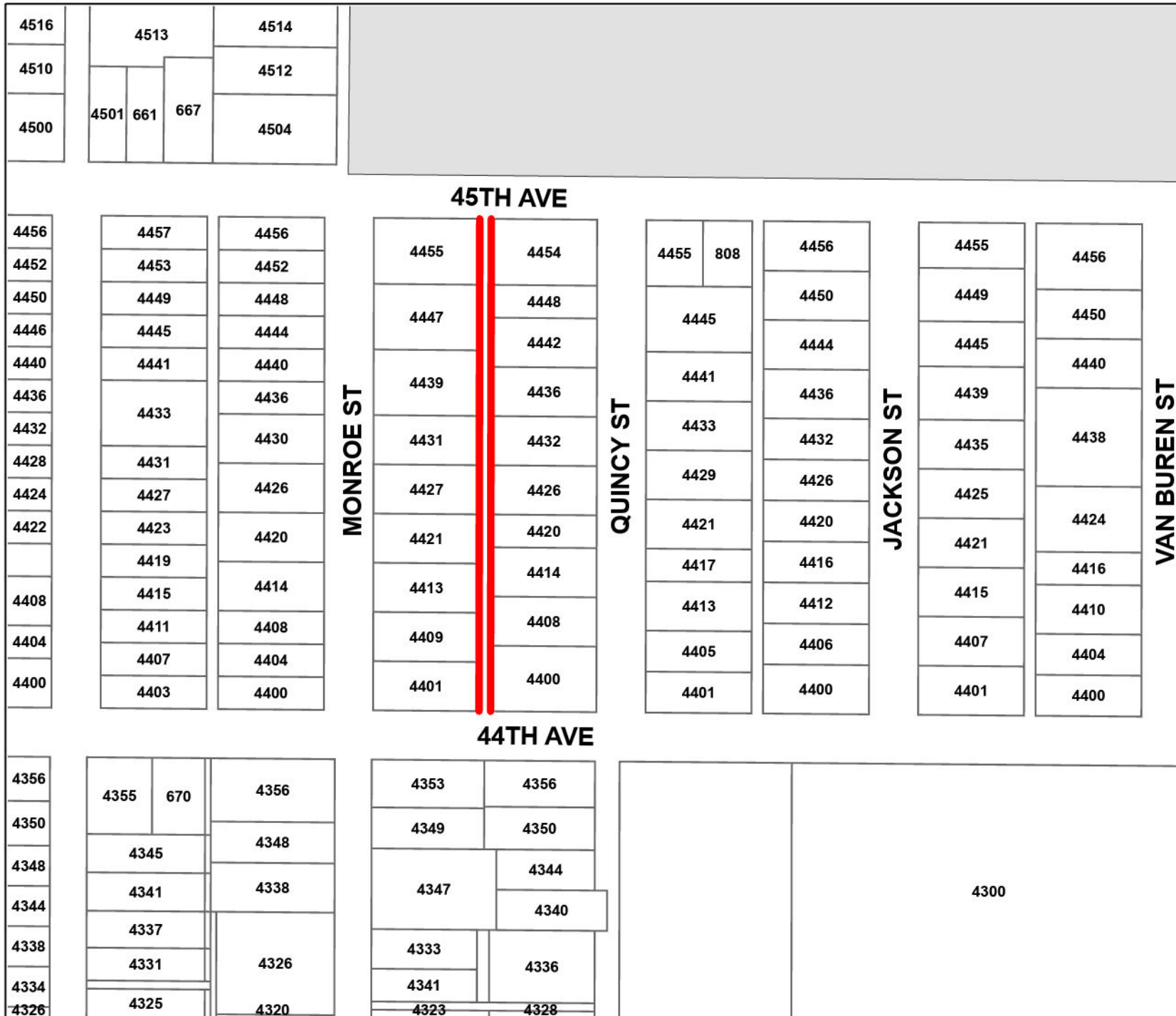
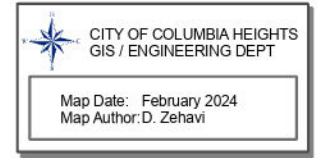
City of
Columbia Heights

**PROPOSED 2024
CONCRETE ALLEY
CONSTRUCTION
City Project 2406**

Monroe St to Quincy St,
44th Ave to 45th Ave

LEGEND

- Residential Street/Alley Assessment
- - - Mutli-Family, Commercial, Industrial, Street Assessment







PROPOSED 2024 CONCRETE ALLEY CONSTRUCTION City Project 2406

Jackson St to Van Buren St,
40th Ave to 41st Ave,
Van Buren St to Central Ave,
40th Ave to 41st Ave

LEGEND

-  Residential Street/Alley Assessment
-  Multi-Family, Commercial, Industrial, Street Assessment

