



CITY COUNCIL MEETING
City Hall—Council Chambers, 590 40th Ave NE
Monday, September 12, 2022
6:00 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 **816 0077 4087** or by Zoom at <https://us02web.zoom.us/j/81600774087>. For questions please call the Administration Department at 763-706-3610.

CALL TO ORDER/ROLL CALL

MISSION STATEMENT

Our mission is to provide the highest quality public services. Services will be provided in a fair, respectful and professional manner that effectively addresses changing citizen and community needs in a fiscally-responsible and customer-friendly manner.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

(The Council, upon majority vote of its members, may make additions and deletions to the agenda. These may be items submitted after the agenda preparation deadline.)

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

- A. Historical Context Study Presentation.**
- B. Recognition of the 2022 Northern Lights Awards.**
- C. Introduce Sulmaan Khan, Assistant City Engineer.**

CONSENT AGENDA

(These items are considered to be routine by the City Council and will be enacted as part of the Consent Agenda by one motion. Items removed from consent agenda approval will be taken up as the next order of business.)

MOTION: Move to approve the Consent Agenda as presented.

- 1. Approve August 22, 2022 City Council Meeting Minutes.**

MOTION: Move to approve the August 22, 2022 City Council meeting minutes.

- 2. Approve July 5, 2022 EDA Meeting Minutes.**

MOTION: Move to approve the July 5, 2022 EDA Meeting Minutes.

- 3. Approve August 3, 2022 Planning Commission Meeting Minutes.**
MOTION: Move to approve the Planning Commission Meeting Minutes of August 3, 2022.
- 4. Accept August 3, 2022 Library Board Minutes.**
MOTION: Move to Accept the Library Board Minutes from August 3, 2022.
- 5. Approve Change Order for Replacement Of Unit #456: Recreation Department Passenger Van.**
MOTION: Move to approve Change Order authorizing the additional \$12,497 for replacement of Unit #456 and purchase one (1) new 2023 Ford Transport T-350 XLT from Ford of Hibbing in the amount of \$58,985 which includes tax, freight and license off the State of Minnesota purchasing contract, to be funded through the City's Capital Replacement Fund.
- 6. Resolution 2022-79 Authorizing Certain 2022 Inter-Fund Transfers**
MOTION: Waive the reading of Resolution 2022-79, there being ample copies available to the public.
MOTION: Approve Resolution 2022-79, transferring fund balance to the Governmental Equipment Fund 431 and the Governmental Buildings Fund 411 in the amounts of \$2,000,000 and \$3,331,655 respectively, from the City and Economic Development Authority Funds listed in the resolution.
- 7. Approve Resolution 2022-080 Authorizing the Pursuit of the Safe Streets for All Planning Grant.**
MOTION: Move to waive the reading of Resolution 2022-080, as there are ample copies available to the public.
MOTION: Move to adopt Resolution 2022-080 authorizing the pursuit of the Safe Streets for All Planning Grant.
- 8. Rental Occupancy Licenses for Approval.**
MOTION: Move to approve the items listed for rental housing license applications for September 12, 2022, in that they have met the requirements of the Property Maintenance Code.
- 9. License Agenda.**
MOTION: Move to approve the items as listed on the business license agenda for September 12, 2022 as presented.
- 10. Review of Bills.**
MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$2,289,333.78.

PUBLIC HEARINGS

11. First Reading of Ordinance 1681, Amending Chapter 2 Section 9 of the City Charter Regarding Vacancies in the Council.

MOTION: Move to close the public hearing and waive the reading of Ordinance No. 1681, there being ample copies available to the public.

MOTION: Move to set the second reading of Ordinance No. 1681, being an Ordinance Amending Chapter 2 Section 9 of The City Charter for September 26, 2022, at approximately 6:00 p.m. in the City Council Chambers.

ITEMS FOR CONSIDERATION

Ordinances and Resolutions

12. Minor Subdivision (Lot Line Adjustment) 4221 and 4217 Reservoir Boulevard NE.

MOTION: Move to waive the reading of Resolution 2022-78, there being ample copies available to the public.

MOTION: Move to approve Resolution 2022-78, a resolution approving a Minor Subdivision (lot line adjustment) for the properties located a 4221 and 4217 Reservoir Boulevard NE (Lots 5, and 6, Block 11, Auditor's Subdivision of Walton's Second Addition), within the City of Columbia Heights, Minnesota, subject to certain conditions stated in the resolution.

Bid Considerations

New Business and Reports

13. Youth Commission Appointment Timeline Update.

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Manager

Report of the City Council

Report of the City Attorney

COMMUNITY FORUM

At this time, individuals may address the City Council in a respectful manner. Individuals should address their comments to the City Council as a whole, not individual members. Speakers that are in-person are requested to come to the podium. All speakers need to state their name and connection to Columbia Heights, and limit their comments to five (5) minutes. All speakers are also asked to fill out this information as well as their address on a form for the Council Secretary's record. Those in attendance virtually should send this information in the chat function to the moderator and make sure to turn on their video and audio when they address the Council. The City Council will listen to brief remarks, ask clarifying questions, and if needed, request staff to follow up or direct the matter to be added to an upcoming agenda. Generally, the City Council will not take official action on items raised at the Community Forum at the meeting on which they are raised.

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.



CITY COUNCIL MEETING

Item A.

AGENDA SECTION	RECOGNITION
MEETING DATE	9/12/2022

ITEM:	Historical Context Study Presentation.	
DEPARTMENT:	Administration	BY/DATE: 9/7/2022
CITY STRATEGY: <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>		
Safe Community		X Diverse, Welcoming "Small-Town" Feel
Economic Strength		Excellent Housing/Neighborhoods
Equity and Affordability		X Strong Infrastructure/Public Services
X Opportunities for Play and Learning		X Engaged, Multi-Generational, Multi-Cultural Population

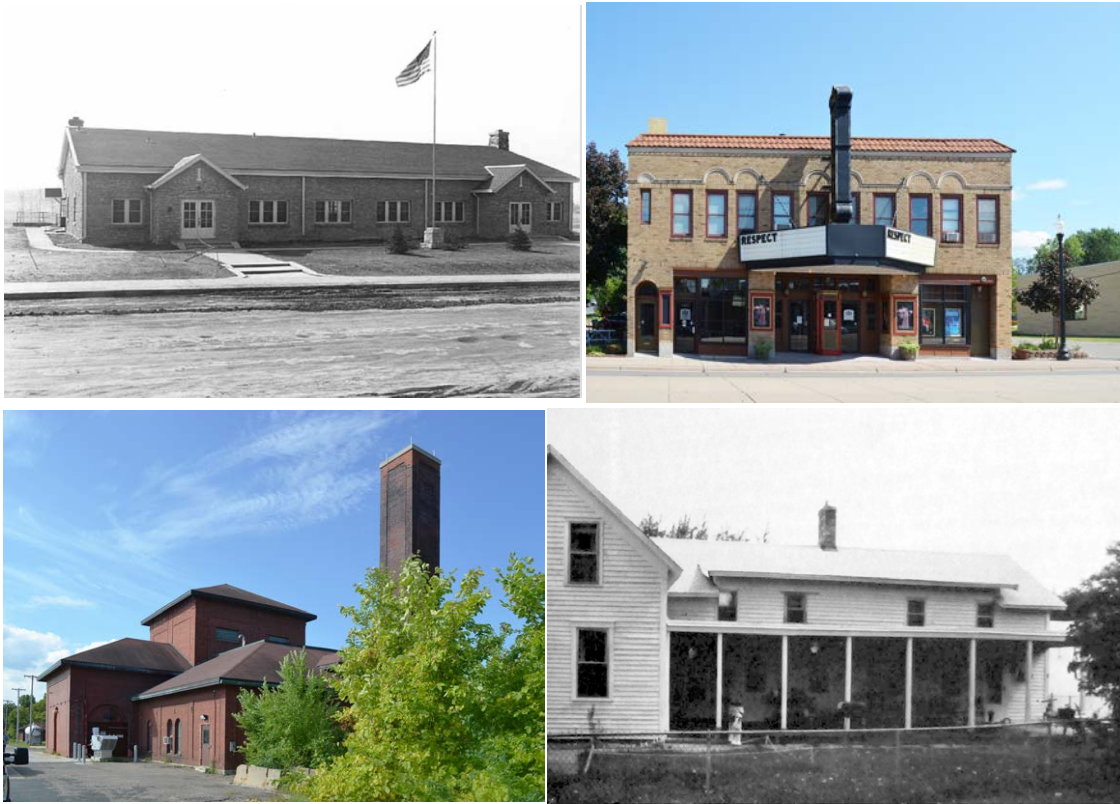
BACKGROUND

In 2020, City staff was awarded a Minnesota Historical & Cultural Heritage Grant from the Minnesota Historical Society for a historical context study. From 2021-22, Tom Zahn and his team compiled research on the City of Columbia Heights. Earlier this year, Tom submitted his final report to Minnesota State Historic Preservation Office, which was approved in July.

PRESENTATION ITEMS

Tom Zahn will provide a brief presentation on the report and will answer questions from the Council.

City of Columbia Heights Historic Context Study



Prepared for the
City of Columbia Heights, Minnesota

Prepared by
Thomas R. Zahn & Associates LLC

Summer 2022

Cover photographs:

Historic photograph of the Columbia Heights Field House shortly after it's construction in 1939 at 530 Mill Street

Contemporary photograph of the Heights Theater at 3951 Central Avenue NE

Contemporary photograph of the Minneapolis Waterworks Filtration Plant constructed in 1911 at 4500 Reservoir Boulevard

Historic photograph of the John and Margaret Sullivan farmhouse constructed in 1863 at 5037 Madison Street NE

Historic photographs and maps included in this report are from the collections of the City of Columbia Heights, the Columbia Heights Public Library History Room, the Anoka County Historical Society, the Minnesota Historical Society, the State Historic Preservation Office files, the Minnesota Streetcar Museum, and the Minnesota Digital Library. Contemporary photography taken by Thomas Zahn.



This publication was made possible in part by the people of Minnesota through a grant funded by an appropriation to the Minnesota Historical Society from the Minnesota Arts and Cultural Heritage Fund. Any views, findings, opinions, conclusions, or recommendations expressed in this publication are those of the author and do not necessarily represent those of the State of Minnesota, the Minnesota Historical Society, or the Minnesota Historic Resources Advisory Committee.

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Context Study Introduction

The context study is an examination of the historical and extant built resources within the City of Columbia Heights covering the study period from 1863, when settlers began moving into the area to claim homesteads, to the modern era that for this study ends in 1975. The observable themes examined for this study include:

- Theme 1 — Early Settlement (1863 – circa 1950)
- Theme 2 — Urban Expansion and Suburban Development (1880s – 1975)
- Theme 3 — Transportation (1860s – 1975)
- Theme 4 — Commerce and Industry (circa 1887 – 1975)
- Theme 5 — Cultural Life: Religion, Social Activities, and Entertainment (1880s – 1975)
- Theme 6 — City Services, Utilities, and Parks (1890s – 1975)
- Theme 7 — Residential Architecture (1860s – 1975)

While the themes represent components in the development of the community, the properties discussed in each of the above themes do not represent a comprehensive listing of Columbia Heights’ historic resources, but rather are intended to provide a guide to future evaluation, designation, and good preservation planning practices.

Historic contexts have a number of important primary purposes that will help Columbia Heights to “build its future from its past.” The themes can also be changed and adapted as the city develops its preservation priorities. Primary ways in which historic context studies can be used in preservation efforts and in city planning are:

- to serve as a framework for evaluating historic resources,
- to provide a set of organizational tools for categorizing the past,
- to stand as a planning tool for guiding future development while incorporating a sense of pride for the community’s history, and
- to act as a rallying point for educational and outreach activities.

Each individual topic in this study contains its own list of “Recommendations and Future Actions” that are focused on the remaining historic resources of the theme. These recommendations offer specific suggestions to further Columbia Heights’ historic preservation efforts, particularly with regards to guiding preservation efforts, interpreting sites, and increasing public interest in the historic preservation.

Columbia Heights currently has no properties listed on the National Register of Historic Places. The City currently does not maintain any formal record of historically significant structures or properties and there are no resources determined eligible for listing. (*City of Columbia Heights 2040 Comprehensive Plan [Draft], 3-56*) After the completion of an architectural structures study in 2004 the State Historic Preservation Office (SHPO) determined that Minneapolis Waterworks was potentially eligible for the National Register nomination process, despite that, current directives require a new evaluation for determinations over ten years old.

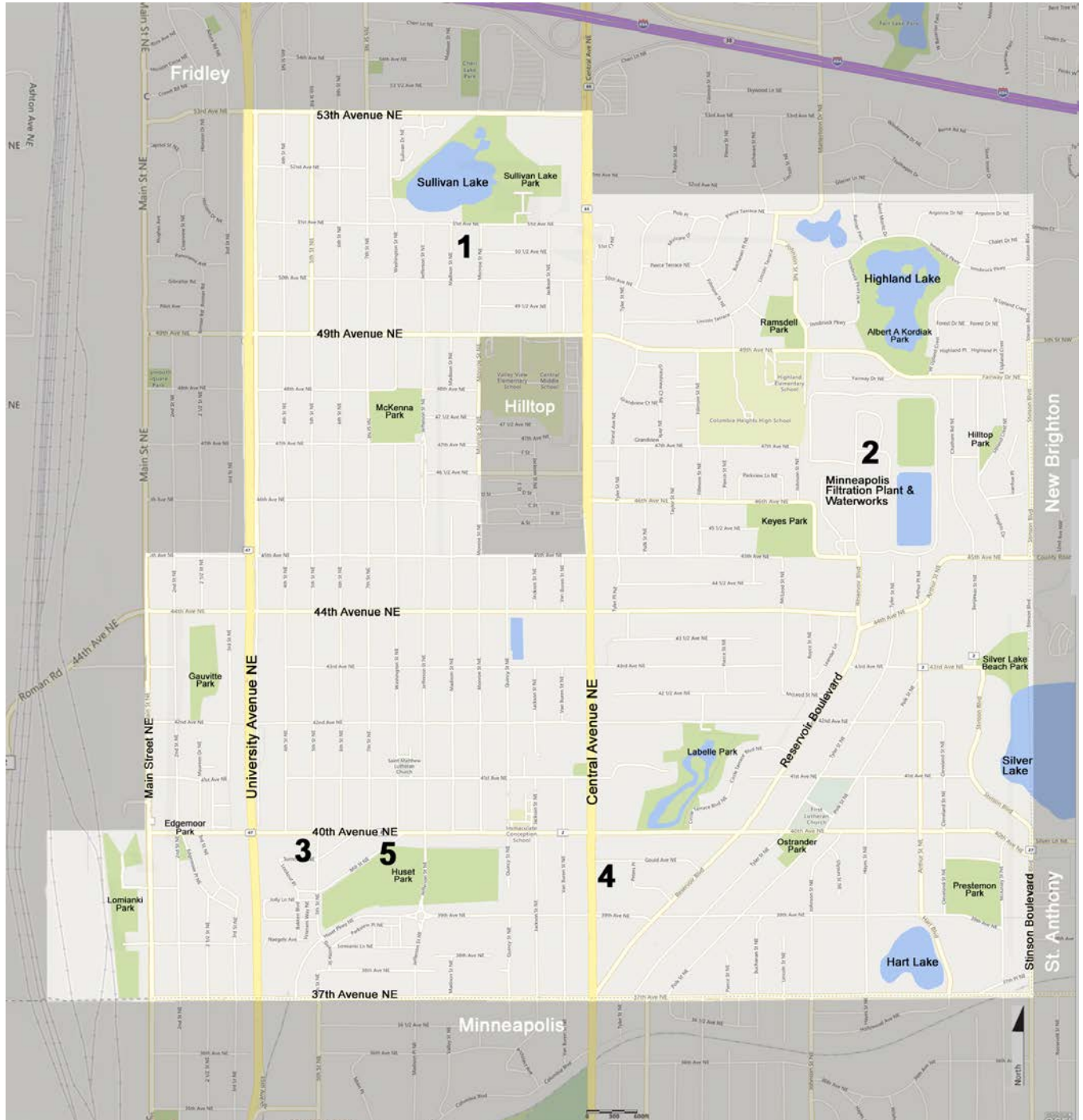
However, this study has identified properties that appear to have made a significant contribution to the broad patterns of Columbia Heights’ history or are associated with the lives of persons significant in the community’s past and therefore should be considered for eligibility evaluations to the Nation Register. They include:

- the John and Margaret Sullivan Farmhouse at 5037 Madison Street NE (1863);
- the Minneapolis Filtration Plant & Waterworks at 4500 Reservoir Boulevard (1897, 1911, 1918, 1950);
- the Columbia Hotel at 3980 5th Street NE (1907);
- the Heights Theater at 3951 Central Avenue NE (1926); and
- the Columbia Heights Field House at 530 Mill Street NE (1939).

The Columbia Heights Historic Context Study

City of Columbia Heights Map & Recommended Sites for National Register Eligibility Evaluation

The Base Map displays the major streets, the parks and lake, and Columbia Heights' shared boundaries with the surrounding municipalities, as well as the encircled City of Hilltop along Central Avenue NE. In addition, the map displays the locations of the sites recommended for evaluations.



- 1 — the John and Margaret Sullivan Farmhouse
- 2 — the Minneapolis Filtration Plant and Waterworks
- 3 — the Columbia Hotel
- 4 — the Heights Theater
- 5 — the Columbia Heights Field House

Context Study Methodology

This context study was initiated in 2020 by the City of Columbia Heights as part of its 2021 centennial celebration. Also as part of that eventful year the Anoka County Historical Society prepared a video presentation on the early formation, development, and social history of Columbia Heights, and the Minnesota Streetcar Museum hosted a video presentation on the history of streetcars and the Minneapolis Filtration Plant Railway line in Columbia Heights. The history component of theme development for this study was greatly enhanced by the adept and recent studies that led to these two presentations. (*Parsons, 47*)

Previous publications that also expertly built a strong foundation for the study were the history of Columbia Heights titled *Columbia Heights: Bootstrap Town* written by Irene Parsons and published in 1986, and *Twin Cities by Trolley* write by John W. Diers and Aaron Isaacs, published in 2007. The City website provides ready access to the Parsons book file under the City History link: www.columbiaheightsmn.gov › [community](#) › [history_of_columbia_heights](#)

While Persons' book provided a well-researched social history of the community it also provided this study with a well-defined roadmap in our search for what remained of the city's historic fabric in 1986. *Columbia Heights: Bootstrap Town* also provided a highly detailed account of how Thomas Lowry (1843-1909), lawyer/real estate magnate/businessman/streetcar company boss, was the most influential catalyst in the suburbanization of the farms and wetlands that were to become a village (1898) and then the City of Columbia Heights in 1921.

The Consultants met with or conversed with the City's Communications & Events Specialist Will Rattler multiple times to gather input and discuss the Historic Context Study's progress. Communication with the Anoka County Historical Society was important in organizing our work. Historian Sara Givens and Don Johnson of the Society were generous with their time and provided a wealth of additional information for this study.

The Consultants proceeded to collect and review information on the city's history including primary sources such as city records, local historical photographic sources, and the Columbia Heights Public Library's heritage collection in the dedicated "History Room." Additional State resources reviewed or collected included the State Historic Preservation Office (SHPO) database files, and the Minnesota Historical Society's historic photography archives for Columbia Heights.

Secondary sources included previous studies and reports provided by brief institutional histories accessed through their websites, and interviews or conversation with Matt Rasmussen, Assistant Superintendent – Water Plant Operations of the Minneapolis department of Public Works, Daniel O'Brien, Assistant Fire Chief of the Columbia Heights Fire Department, and Tom Letness co-owner of the Heights Theater. The study was further informed by a brief 1988 residential reconnaissance survey report on Columbia Heights' southwestern neighborhoods that was supervised by Charles Nelson, Historical Architect for the SHPO office at that time.

Regarding historical mapping, the consultants found that only a patchwork of historic plat or early development maps were retained by Columbia Heights, archived at the Columbia Heights Public Library, or in the Anoka County Historical Society collections. Also, Sanborn Insurance maps, commonly used to research the early growth patterns and land uses of communities in the United States, were never specifically developed for the Village of Columbia Heights. However, a few city blocks and selected sites west of Central Avenue in the southwestern portion of the village were recorded with the 1912 Sanborn Maps for the City of Minneapolis.

Aided with a general understanding of the community's development patterns from city, county, and state sources, the Consultants compiled a comprehensive base map of the city and its various components. With these maps we conducted extensive fieldwork, photographing hundreds of properties and features. This gave us a first-hand understanding of Columbia Heights and its resources, including, but not limited to, the neighborhoods, parks and lakes, commercial and industrial buildings, suburban growth collections, and the physical and development relationship between Columbia Heights and northeast Minneapolis, its neighbor to the south.

Following this research the Consultants identified themes that were found to most clearly demonstrated Columbia Heights' history. These span the period of the area's early settlement to almost the present day.

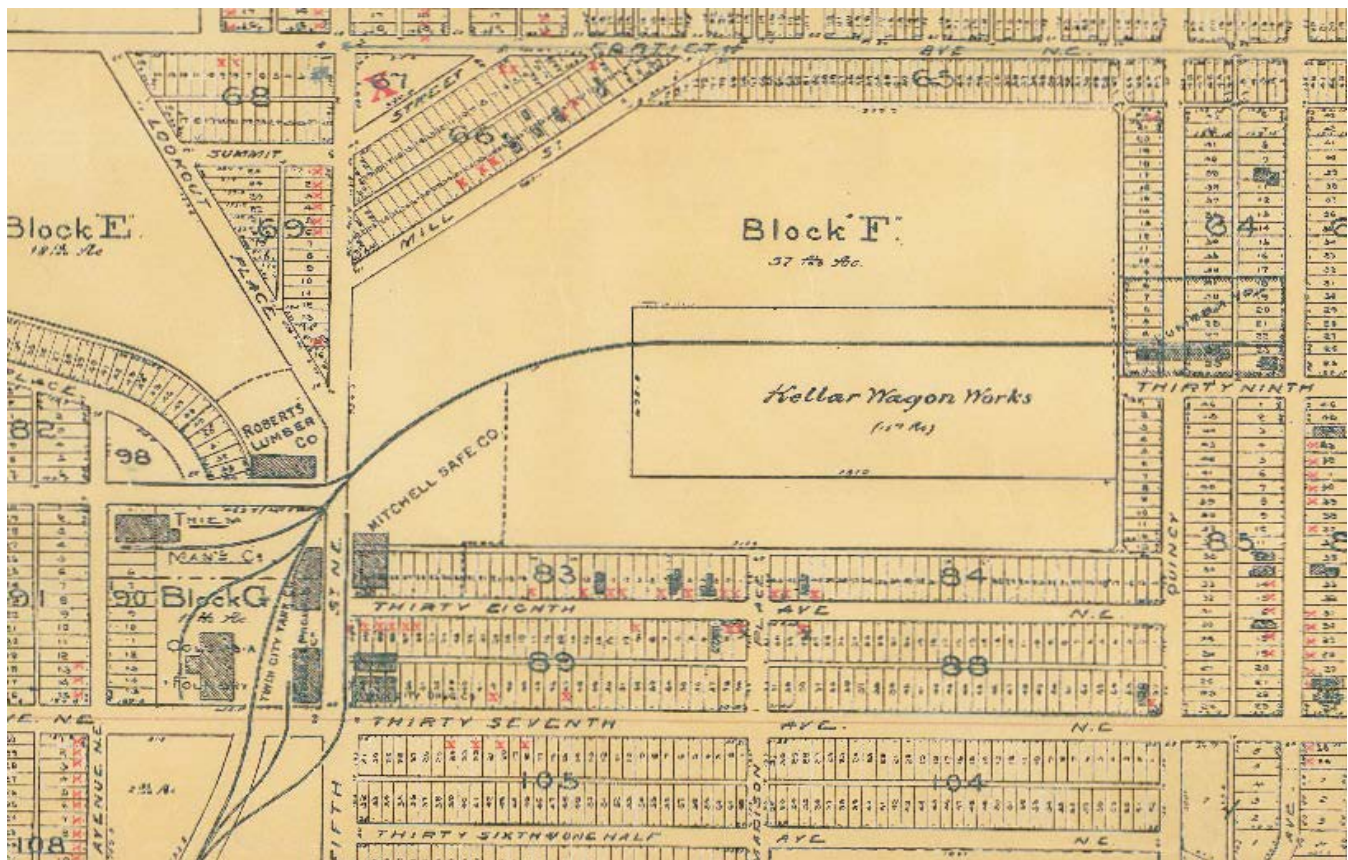
Brief History of Columbia Heights

Geographically the land that was to become the Village of Columbia Heights was composed of rolling grassy hills and patches of oak and maple woods interrupted by low spots of marsh wetlands. While the southwesterly landscape had a gentle roll the area to the northeast displayed a more turbulent and elevated terrain.

The early farmers began claiming and working the land in the area in the 1860s. By 1863 John and Margaret Sullivan had homesteaded and were farming a large parcel of land in the northwest quadrant of what would eventually become Columbia Heights. (What remains of their legacy is the original farmhouse, now encapsulated by a city block filled with modest ranch homes, and a lake that bears the family name.) The central and northern land by the 1870s into the early 20th century was settled with small dairy and crop farms that provided some produce services such as milk, eggs, vegetables and meat products to the urban neighborhoods that were quickly expanding up from northeast Minneapolis. (*Parsons, 2*)

By the 1890s the current Central Avenue NE was the major dirt road that connected farming culture to the city below, and provided Minneapolis access to the northern settlements east of the Mississippi River. The road also took its travelers over some of the highest land in the metropolitan area, a major geological feature that would later significantly influence Columbia Heights' development footprint. (*Parsons, 5*)

New railway lines nearby provided the area with a direct connection to Northern Minnesota's Iron Range and a hope of making the village into the "Pittsburg of the West." Industry came to the area with the construction of the Minnesota Iron & Steel Company in the early 1890s. Roller mills and other foundries were located west of Central Avenue and immediately north of Minneapolis. Their location allowed them to have sidetrack connections to the Minneapolis St. Paul & Sault Ste. Marie Railway Company (commonly known as the "Soo Line") and the Shoreham Railroad Yard and Shops (1888) ten blocks to the south at Central Avenue and 27th Avenue NE in Minneapolis. (*Columbia Heights 2040 Comprehensive Plan, 3-56*) (*Arcade Investment Company's "Residential and Manufacturing" map, 1909*)



This detail from the 1909 Arcade Investment Company inventory map shows the concentration of industrial uses immediately north of 37th Avenue at 5th Street, along sidetracks that connected shops with the Soo Line to the south in Minneapolis. Block F would eventually become Huset Park. The Inventory map is from the City of Columbia Heights files.

The early concentration of industrial uses in the southwestern portion of the future (incorporated in 1896) Village of Columbia Heights ushered in the need for the construction of affordable housing for railroad and industrial plant laborers and their families. The area north of Minneapolis had an abundance of sparsely populated land and was primed to be platted with modestly sized lots designed for modest residential construction.

By 1893 Thomas Lowry owner of the Minneapolis Street Car Company had secured over 1000 acres in northeast Minneapolis and south Anoka County earmarked primarily for worker housing. That same year Lowry expanded his streetcar line north along Central Avenue into for three blocks into Columbia Heights up to 40th Avenue NE. A mix of early residential and commercial uses soon flanked the rail line. *(Diers, 230) (Parsons, 8)*

The following year on November 30th 1894 Thomas and Beatrice Lowry sold approximately 80 acres of land east of Central Avenue to the City of Minneapolis for \$1. The high site would be developed with two reservoirs and eventually a water treatment plant for the Minneapolis Waterworks. The property was selected for the water utility due to its location near the water source, the Mississippi River, and the site's lofty elevation (one of the highest in Hennepin, Ramsey, and Anoka Counties). The topography allowed for gravity to feed the filtered water downhill into Minneapolis. Additional acreage for the water utility plant was purchased from Lowry's Arcade Investment Company in 1906 and 1910. *(Rasmussen interview)*

With Lowry's Arcade Investment Company marketing modest sized lots in southern Columbia Heights, by 1905 the company was given approval to channel gas lines into the village. That same year the Minneapolis General Electric installed poles and electricity lines into lower Columbia Heights. The following year in 1906 the Central Avenue streetcar line was extended west along 40th Avenue terminating at 5th Street. *(Parsons) (Diers, 230)*



The 1921 aerial photograph shows 40th Avenue traveling east to Central Avenue crossing near the top of the photograph. The image is part of a collection of 1921 aerial view of the Village of Columbia Heights from the Minnesota Historical Society's Collections Online.

The back elevation of the Columbia Hotel on 5th Street can also be seen at bottom center of the 1921 photograph. The village 1920 fire station is the angled building in photo's very center. Directly across 40th Avenue from the

new fire station is the Forest Park amusement center property, seen at the upper center left. The WPA Field House is not yet built on the park side of diagonal Mill Street, and the pastureland informally known as City Park (renamed Huset Park in 1939) is seen in the upper right. Some early industrial buildings are also visible in the distance, east of the park in the upper right behind the grove of trees. The 3 two-story buildings at the lower left at the intersection of 40th Avenue and 5th Street remain today. This photograph also provides a clear view of the 40th Avenue streetcar rails running from Central Avenue to the end of the line and Y turn-around in front of the Columbia Hotel on 5th Street.

Early village community services were focused along 40th Avenue. Fire stations, police stations, and early village governance venues were centered near 40th Avenue at Mill Street and near 40th and Central Avenues. (*Parsons*) The streetcar service help concentrate early 20th century commercial nodes at the intersection of Central and 40th and to a lesser degrees to the west at 5th Street and 40th Avenue.



The above photographs display the only two collections of adjoined commercial structures dating back to the second quarter of the 20th century in Columbia Heights. The top photograph is facing southwest at the 3900 block along the west side of Central Avenue. The lower photograph is facing northwest at the west side of Central Avenue's 4000 Block.

Without a conventional central business district, Central Avenue expanded north of 41st Avenue into the major business arterial with strip commercial boxes, big and small, and acres of paved off-street parking flanking the Avenue's march into Fridley. Fortieth Avenue west of Central Avenue remained a significant east-west arterial

because of the municipal services located near Mill Street and the streetcar line to 5th Street. (*Diers, 230*) University Avenue, another major north-south arterial that evolved through time, grew to support a mix of housing, convenience commercial, and automotive-related service uses along its east side.

The earliest residential neighborhoods in the village expanded up from northeast Minneapolis on both sides of Central Avenue. The modest housing types included some architectural revival style residences mixed with vernacular houses that displayed very little style detailing. The diagonal streets east of Central Avenue such as Reservoir Boulevard supports some of the community's more style-conscious homes up to about 45th Avenue adjacent to the southern end of the water treatment campus.

As the community approached mid-century the farmland had disappeared and as the city grew northerly the residential development began to take on the appearance of a bedroom community, rather than an indistinguishable expansion of Minneapolis. West of Central Avenue pedestrian sidewalks extend only north to 45th Avenue NE heralding a suburban emphasis on vehicular mobility. On the west of Central generally the President names and numbered streets displayed blocks of modest ranch houses or Minimal Traditional dwellings commonly built with a modest footprint and little adornment.

Columbia Heights' last mid-20th century residential growth development took place north of the Highland Lake in the northeastern corner of Columbia Heights, above 49th Avenue. The platting displays larger parcels with mid-century embellished residential architecture flanking curving streets. Based upon housing styles, tax records, and mid-century aerial photographs nearly all the structures within this neighborhood were built in the 1960s completing the platting and development of 20th century residential expansion in the city. Many of the later homes built around amenities such as the lakes such as Silver, Highland and Sullivan lakes and along the winding streets in the upper northeast neighborhood display most of the community's Mid-Century Modern residential designs.

As newer subdivisions were developing on higher, dryer land, Columbia Heights' remaining wetland and undeveloped parcels became part of the city's collection of 14 parks. (*Givens, Centennial History Podcast*)

Columbia Heights' most recent residential redevelopment is located in the southwest corner of Columbia Heights to the south and west of Huset Park. The 21st century campus is composed of townhouse clusters and a large senior residential complex. The senior housing component of the project built on the original "Block G" the site that once supported a large grouping of the early rail-serviced industrial uses near 37th Avenue and 5th Street.

In 2022 the Columbia Heights City Hall is still located at 40th and Mill Street and the City is in the process of building a yet newer facility at 40th and Central Avenue in the center of what is considered the community's downtown. It is anticipated that the City Hall on Mill Street, with a municipal presence dating back to the 1940s, will be considered for demolition once the city offices are moved to Central Avenue.

The city remains a mixture of old and new uses — including the Sullivan farmhouse, Thomas Lowry's Columbia Hotel, the WPA Field House, and the Victorian and early-20th century structures of the Waterworks. Later 20th century resources include some engaging mid-century homes, a few architecturally significant religious buildings, and an abundance of well-maintained parks.

General Contextual Findings from the Research and Survey

One major discovery of this study was that the Columbia Heights' development pattern is significantly different from large metropolitan cities or even small to medium-sized towns scattered around the state. While most cities, big and small, have development patterns that are nuanced and display layer-upon-layer of reuse, replacement, or outright neglect, Columbia Heights' growth pattern is relatively simple and straightforward. Columbia Heights had basically three general periods of growth: the agrarian, mid-late 19th century settlement period; the early industrial housing expanding north from northeast Minneapolis around the turn of the century era; and then the latter, suburban development era focused primarily in the northern half of the community.

The sale of farmland for residential development into the first half of the 20th century resulted in a pattern of land uses having industrial plants interfacing with modest housing to the south and later more homogeneous suburban platting and development to the north. The modern era pattern managed to erase most signs of the village's early agrarian roots. The area was further defined by an abundance of designated parks and wetlands that occasionally disrupt the rigid street grids found throughout most of the community.

There was no recognizable downtown but rather nodes of commercial uses stretching along the major thoroughfares that provided essential services to the widespread residential developments. The earliest commercial concentrations were at Central and 40th Avenues and to a lesser degree at 40th Avenue and 5th Street. These nodes developed from Thomas Lowry's introduction of streetcar service north on Central Avenue the 40th Avenue in 1893, and then in 1906 west on 40th Avenue response to 5th Street.

While heavy industrial uses near the rail lines and car shops of northeast Minneapolis were the seeds for residential growth in the early 20th century most of that early industrial resources has been replaced with a large 21st century housing development to the south and west of Huset Park. The very early development of commercial uses, improvements to the vehicular circulation system and newer mid-20th century industrial expansion to the west of the park led to the loss of some of the earlier original housing between 37th and 39th Avenues.

Although Columbia Heights was often shaped in response to its urban neighbor to the south, Columbia Heights developed a unique history, but a history in which many early resources have been lost. This historic context study should play an important part in helping the community to begin to appreciate its past through the preservation of its few, yet significant remaining character-defining resources.

Historic Preservation in Columbia Heights

As a community defining and further redefining itself, understandably the city did not place a high amount of value or interest in its architectural history, a history that could help build a strong “sense of place” and encourage community. As late as 1990 the City Manager formally requested that the Anoka County Historical Society remove the Heights Theater from an honorary Anoka County Historical Sites List. The letter to the Society stated: “the listing may cause problems in the event the owners and or City desire to redevelop the area around the Heights Theater and have the building cleared.” Granted, the theater building may have not looked its best in 1990, but it still possessed a good share of deep-rooted historic value through its cultural contributions to the community. In fact in the first quarter of the 20th century, for a time the Heights Theater Building had provided office space for an early city manager. (Parsons)



The Heights Theater as it appeared in the 1970s into the late 1990s, and how it appears today in 2021.

By the late 1970s modification to the original WPA Field House design at 530 Mill Street included an large west wing addition that complimented the stone community building. However, changes also included the removal of the original 1939 fenestration including divided light double hung windows that were replaced with modern fixed glass. The original wood and lighted doors were replaced with aluminum commercial style doors.

While some of Columbia Heights early industrial, civic, and commercial buildings were lost to fire, nearly all the initial 20th century school structures have been demolished and new schools built. The most recent school loss was in 2020 with the demolition of the Oakwood School structure on 4th Street NE followed by the construction of a new school structure on the site.

The National Park Service, as it evaluates potential National Register properties, is very specific as to the importance of historic contexts. These standards are primarily defined in the following publications:

Guidelines for Local Surveys: A Basis for Preservation Planning (Bulletin 24)

How to Apply the National Register Criteria for Evaluation (Bulletin 15)

How to Complete the National Register Form (Bulletin 16A)

Bulletin 24 in particular defines historic contexts as “broad patterns of historical development in a community or its region, that may be represented by historic resources.” Bulletin 15 expands on the importance of historic contexts by noting that “its core premise is that resources, properties or happenings in history do not occur in a vacuum but rather are parts of larger trends or patterns.” Bulletin 16A organizes historic context by “theme, place and time” that “allows applicants to understand a historic property as a product of its time and as an illustration of aspects of heritage.”

In general, historic contexts are considered most valuable to communities as a framework for evaluating the relative significance of cultural resources such as varied sites, structures, districts, and other elements. They serve as an organizational tool for defining a community’s history that is sometimes complex and unwieldy. Rather than concentrating on each individual property, historic contexts focus on broad, overarching themes that would provide the city with the means to organize and evaluate its resources and lend perspective on the past.

By developing these preservation themes, Columbia Heights can most effectively evaluate current resources and

plan for preservation in future generations. The contexts will allow for a more equitable recognition of properties, as each site can then be viewed in terms of what is best for the city, rather than as a single instance in isolation. These contexts also assist city officials in making difficult decisions about the preservation of buildings, sites, and structures that best represent Columbia Heights' history, and to target future preservation efforts in the areas where they are most effective. They will assist in avoiding "pigeonholing" Columbia Heights' history into specific areas and help the city to advocate for preserving remaining resources.

The themes identified in this study can also be used as a rallying point for educational and community participation initiatives and are integral to future planning for land use, economic development, parks and recreation, transportation, public infrastructure, and housing. As more data is collected, the contexts will evolve and change, recommendations will be updated, and the study will become more useful as a long-range planning tool. The expanded contexts, in addition to being a framework for the evaluation of resources, could be useful in public education programs for neighborhood organizations, government bodies, and local schools. Rather than serving as a static end point that mothballs historic resources, this study is designed to be an exciting jumping-off point for a more systematic understanding of the value of preserving Columbia Heights' character defining resources.

The City of Columbia Heights 2040 Comprehensive Plan [Draft], includes the following plan for preservation in the community's future. It reads:

Goal: Preserve and maintain the community's unique historical and cultural elements.

1. Encourage the formation and success of a Heritage Preservation Commission.
 - The City will publicize the potential formation of a Heritage Preservation Commission.
 - The City will support the formation of a Heritage Preservation Committee and encourage resident interest.
2. Support the preparation of an inventory of historically significant structures and places in the community.
 - The City will create and maintain an inventory and map of historically and culturally significant structures, sites, and resources within the community.
 - The City will provide staff to assist the Heritage Preservation Commission in obtaining financial support for the preservation of historically significant structures and resources.
3. Establish standards for protection of historically significant structures and places.
 - The City will provide staff to assist the Heritage Preservation Commission with the development of standards and policies to protect and preserve the history of the community.
 - The City will amend the zoning ordinance to require review of construction activities that will alter historically significant structures or disturb historically significant places. (City of Columbia Heights 2040 Comprehensive Plan [Draft], 3-57)

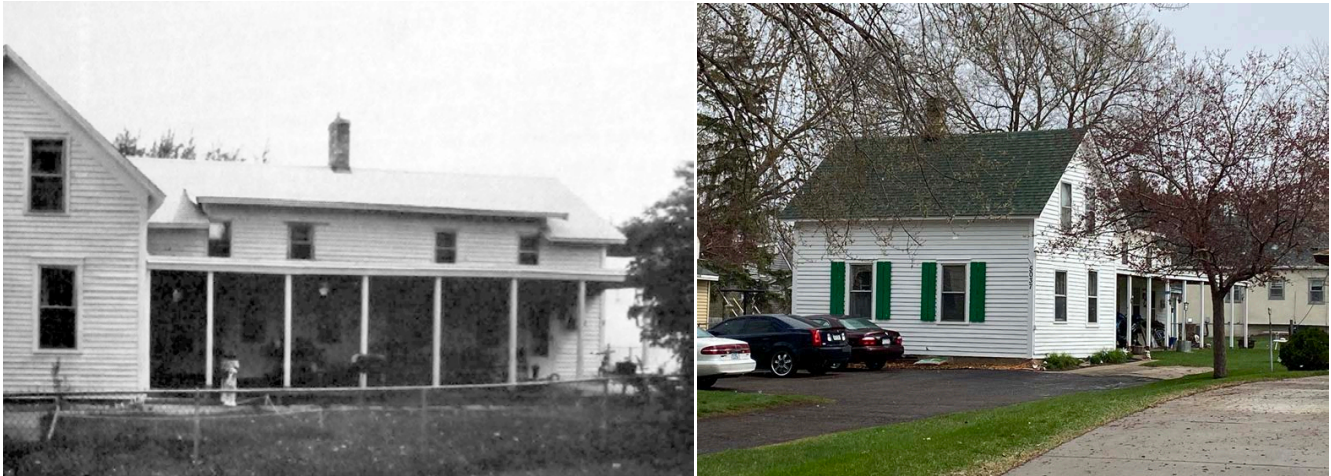
As an incentive for preserving the community's historic resources, federal and state tax credits allow for significant deductions for historic, income-producing properties, and Columbia Heights could encourage commercial property owners to use these to full advantage. For more information see [Appendix III • Historic Preservation Tax Credits on page 83](#).

Recommendations for National Register of Historic Places Eligibility Evaluations

The following is a listing of the study’s recommendations for National Register evaluation action. A complete listing of action items, by topic, completes each chapter in the main body of this report.

The John and Margaret Sullivan Farmhouse (5037 Madison Street NE)

Although no farmsteads remain in Columbia Heights, the circa 1863 Sullivan farmhouse still stands basically intact at 5037 Madison Street NE. The Sullivan family was among the first settlers in the area and claimed a large portion of land, including a lake, for their farm in the northern portion of the study area, immediately west of the major north/south (then) dirt road now known as Central Avenue. (*Parsons, 2, 5*)



Historic photograph of the Sullivan House and as it appears today looking to the east, northeast. The historic photograph is from the Columbia Heights Public Library’s “History Room” collection.

While Sullivan Lake retains the family name, the farmland around the original extant farmhouse was subdivided into modest residential lots following a rigid street grid that is now completely built up with houses constructed in the mid-20th century. The early house has a record file at the Minnesota State Preservation Office (SHPO) Inventory Structures Database. The file contains some early research materials and a 1988 draft of a National Register form for the farmhouse completed by local historian Philip Aasen. At that time, in response to the rough draft formwork, the State Historic Preservation Office requested more information before an formal eligibility finding could be made for designation. **See Appendix IV • Theme Related Documents, page 85** for the text of the 1988 draft nomination form.



The Sullivan House (center left) looking east from Madison Street.

The City should support a professional evaluation to determine if this mid-19th century farmhouse is eligible for National Register designation under Criteria A as the oldest extant residential structure dating back to the agrarian era of the community. **See Appendix II • Evaluation Criteria for Listing on the National Register of Historic Places, page 82.**

The Minneapolis Filtration Plant & Waterworks (4500 Reservoir Boulevard)

The Minneapolis Filtration Plant and Waterworks was determined eligible for the National Register of Historic Places by the State Historic Preservation Office (SHPO) after an Architectural Structures Survey was completed in 2004 by Peterson Environmental Consulting, Inc. (*Cultural Resource Database, AN-CHC-008-010*) However, since that determination was made well over ten (10) years ago, a new evaluation would need to be completed as a first step toward designation.

The Minneapolis Waterworks is historically significant for its engineering importance and the significant role it played in the reduction of water-carrying diseases in the early 20th century. The Waterworks has been providing water utility services to both Minneapolis and Columbia Heights for over 120 years. (*Rasmussen interview*)



Minneapolis filtration plant and one of the three “Gatehouses” at the Waterworks.

The two reservoirs and associated gatehouses date back to 1897, the filtration plant structure to 1911 (expanded in 1918), and the water pumping station to 1950. (*Cultural Resource Database, AN-CHC-008-010*) The Minneapolis Water Department is proud of the Columbia Heights campus’ history and has been a good steward in the maintenance of the plant and its Victorian supporting structures.

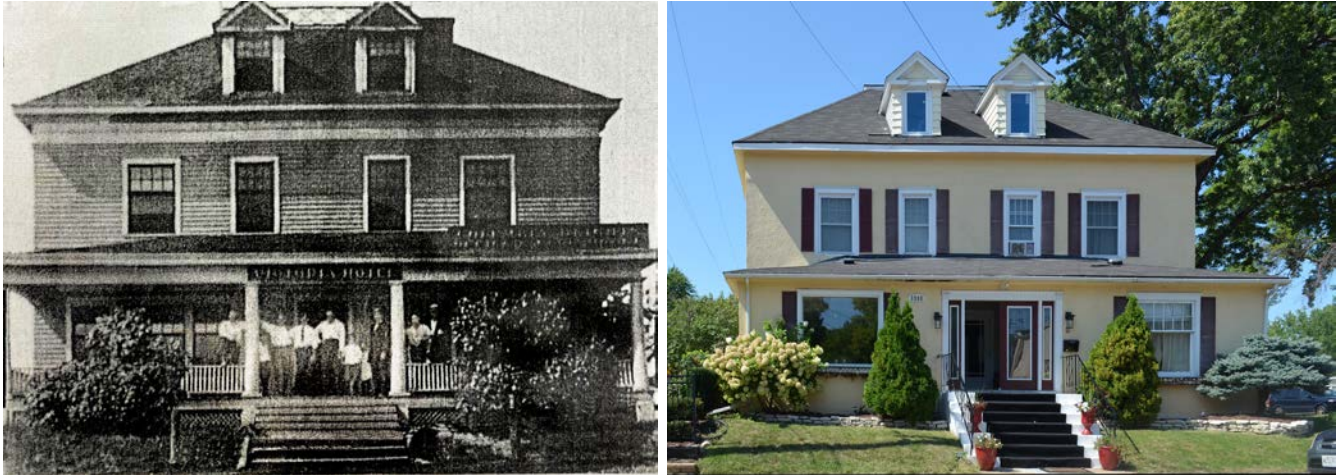


The open reservoir looking to the northeast.

The Minneapolis Water Department currently maintains two historically designated non-operational water towers. The Washburn Park Water Tower is on the National Register and the Kenwood Park Water Tower is a Minneapolis Heritage Preservation Commission designated site. (*Rasmussen interview*) Although the reservoir and plant structures have been evaluated for their historic significance, it is anticipated that the City of Minneapolis may not be interested in a formal National Register historic listing of the operating Columbia Heights plant. The City should work with the Minneapolis Water Department to make sure that this very significant historic resource in Columbia Heights remains well maintained for possible future listing and preservation.

The Columbia Hotel (3980 5th Street NE)

The Columbia Hotel was constructed in 1907 by Thomas Lowry and partner Edmund Walter to serve as a “gentleman’s clubhouse.” The large residential structure was built on 5th Street a block west of the center of city services that were beginning to consolidate nearby on 40th Avenue. In addition to any services that the structure provided for its gentlemen membership, the property also housed the Arcade Investment Company real estate office that promoted the sales of lots in the southern portion of Columbia Heights owned by Lowry. (*Parsons, 17*)



Early tabloid photograph of the Columbia Hotel and how the building appears today. This historic photograph is from the Columbia Heights Library collection.

The year before the completion of the clubhouse, Lowry had extended his streetcar line from downtown Minneapolis into Columbia Heights and west on 40th Avenue to 5th Street. (*Diers, 230*) The streetcars would then reverse direction in front of the Columbia Hotel. The clubhouse was also used as a convenient break in the trip for the streetcar drivers. (*Parsons, 18*)

Lowry was to die in 1909 and the property was sold and turned into a privately owned hotel. Today it serves as a privately run social service residence.

This study recommends that the Columbia Hotel be evaluated for National Register eligibility to determine what role this property served in Thomas Lowry’s influence in the early development of Columbia Heights. The wood frame structure with original clapboard siding has been veneered in stucco for many years and the original front porch has been enclosed for interior expansion use. Consequently, the property has lost some of its architectural integrity.

Further evaluation may find that the structure, regardless of the changes to its exterior, may be eligible for National Register designation under Criteria A or B — Criteria A for its association with events that made a significant contribution to the broad patterns of Columbia Heights’ development, or Criteria B for its association with Thomas Lowry and the significant role he played in the development of the village and the introduction of public transportation into the community.

The Heights Theater (3951 Central Avenue NE)

The theater and multi-use building may be eligible for listing on the National Register of Historic Places under Criteria A for a number of significant contributions to the cultural, medical service, civic, and commercial development of the City of Columbia Heights.

The theater, shop and office building was built in 1926 by Arthur Glueck heir to the Glueck Brewery family fortune. Liebenberg and Kaplan, (1919-1969), were the theater building architects and the firm was noted for designing more than 200 motion picture theatres in the Upper Midwest. Many of the firms early designs featured Art Deco styling. (*Cultural Resource Database, AN-CHC-003*)



Circa 1950 photograph of the Heights Theater for the theater's collection.

The first city library was located on the first floor of the building from 1928 to circa 1934 and later in the 1930s operated from the second floor. The building also provided office space in the late 1920s for the city manager, the police department, and the local court. Before moving to his home office, a block south at 3825 Central Avenue NE, Dr. Hoff Daniel Good, one of the first doctors to reside and office in Columbia Heights, rented office space in the upper story of the Heights building. (*Parsons, 19*) (*Parsons, 83*)



The theater building and adjacent Dairy Queen as they appear today.

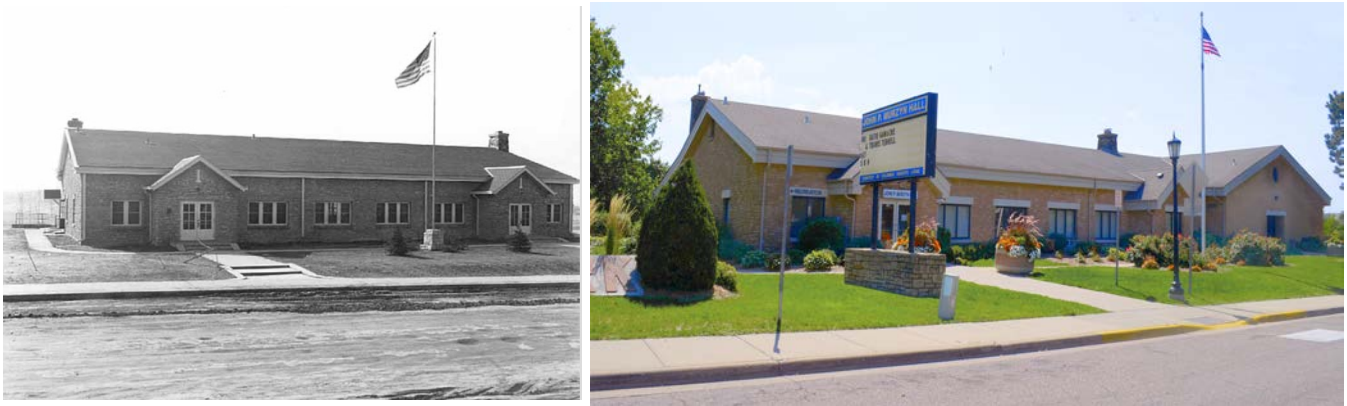
Another interesting contribution the theater has made to the history of Columbia Heights involves Earl Bakken, inventor of the pacemaker and founder of Medtronic. Bakken grew up in his family's home on the Minneapolis (south) side of 37th Avenue NE, a few short blocks away from the theater. In 2011 there was a reunion of the "Garage Gang," a group made up of Bakken and members of the first Medtronic team that originally worked out of a garage at 818 19th Avenue NE in Minneapolis. In the reunion transcript Earl Bakken reflected upon how as a boy he saw the 1931 *Frankenstein* movie at the Heights Theater, and it planted the seed for his eventual electrical engineering career. "Dr. Frankenstein created this monster by using electricity, retriggering life in it. That gave me the idea later in life I'd like to use electricity for helping people." — leading to his invention of the heart pacemaker. (*Bakken, Garage Gang Reunion Transcripts*)

The City should support an evaluation of the Heights Theater building for eligibility to the National Register of Historic Places under Criteria A for its cultural contributions to the community and for providing an early home for a variety of educational and essential public services.

The Columbia Heights Field House (530 Mill Street NE)

In 1939 laborers of the Work Projects Administration (WPA) built the Columbia Heights Field House at 530 Mill Street. The stone building was built to serve as a public gathering and celebration space for the young city. The structure was constructed on the northern edge of what would become Huset Park with its multiple community ball friends and recreational amenities. (*Parsons, 77*)

The Field House has a long and significant history in helping to define Columbia Heights' sense of community. For a short time starting in 1940 the city offices occupied space in the building. Through time the Hall has served as a youth center, senior cent, daycare facility, and a public reception and event center. The original building once housed a 6-lane community bowling alley in the basement.



The Field House as it appeared in the 1940s, and today. The historic photograph is from the Collections Online, Minnesota Historical Society.

Over time the hall has been expanded to the west and while the original stone elevations have been maintained, the original double hung windows and wood entry doors have been replace, and cornice, crowns and sills enlarged. In 1979 the building was renamed the John P. Murzyn Hall. Murzyn worked in the Park Department from 1939 when the Columbia Heights Park Board was first formed. He served as Park Superintendent from 1947 to 1979 and is recognized for converting many of city's wetlands into city parks. (*Parsons, 77*)



The Murzyn Hall looking to the southeast.

This study recommends that the City support an evaluation of the Field House to determine if it maintains enough architectural integrity and social significance for a nomination to the National Register under Criteria A — having made “a significant contribution to the broad patterns of our history” as the early community-defining meeting place and a Columbia Heights representative of the WPA program and its role in localized recovery from the Great Depression.

City of Columbia Heights Contextual Themes

Theme 1 – Early Settlement (1863 – circa 1950) considers the first Anglo-American settlers/ farmers and the importance of small farms in Columbia Heights’ development, and influences based upon its proximity to Minneapolis. The time period of this theme ends with the final distribution of farmland for suburban development.

Theme 2 – Urban Expansion and Suburban Development (1880s – 1975) is a look at how the residential and industrial uses of northeast Minneapolis spread into Columbia Heights. The theme period goes from Thomas Lowry’s interests in the suburban development of residential plats and the expansion of his streetcar line into the soon-to-be village (1896), to the patterns of commercial nodes and strips, and residential sub-divisions that define a culture closely dependent upon the automobile.

Theme 3 – Transportation (1860s – 1975) looks at the long history of access to and through the area. This ranges from early dirt roads to the railroad spurs that influence early, but short-lived industrial growth in the southwest neighborhood of the community. The theme considers the subsequent arterial and residential street patterns that define the area, the streetcar lines that serviced the development of the community, and the Minneapolis Waterworks rail line. This chapter also addresses the remaining historic resources and the lost architectural fabric that once lined these streets.

Theme 4 – Commerce and Industry (circa 1887 – 1975) investigates area businesses ranging from early agrarian commerce to the commercial strip as it developed along Central and 40th Avenues NE. This theme also looks at the early heavy industry in the lower southwest quadrant of Columbia Heights and its influence in shaping the community’s suburban growth.

Theme 5 — Cultural Life: Religion, Social Activities, and Entertainment (1880s – 1975) is a look at the diverse influences in the development of a sense of community. This theme’s time period spans from the Village of Columbia Heights incorporation and when Thomas Lowry began selling plats of land for residential development into the 1970s that marked the end of significant suburban expansion due to the near depletion of buildable land.

Theme 6 – Civic Services, Utilities and Parks (1890s – 1975) is focused upon some of the form-giving community influences including the city services, schools, parks, and the Waterworks. The park section discussion of the evolution of the city’s early undeveloped land into an organized and maintained system that now supports 14 parks that range in size from small oases like Ostrander Park across 40th Avenue from the First Lutheran Church to the large meandering recreation areas with lakes found at Albert A Kordiak Park and Sullivan Lake Park. The timeframe includes resources remaining from the formation of the village until 1975.

Theme 7 – Residential Architecture (1860s – 1975) outlines the kinds of housing styles found in Columbia Heights as it grew to the north from northeast Minneapolis. This theme includes the defining architectural elements and forms, and provides visual examples of those styles. This section should be of great appeal to area homeowners who are interested in architectural origins and patterns of development related to their residential properties.

Each theme is arranged around a short narrative that is not designed to be a full history but rather to serve as a brief introduction to the theme. In each, we touch upon some major influences. Each section also includes both historic and modern photographs; some also include maps as appropriate. In many cases attention is given to descriptions of lost resources. These narratives are designed to fill in information that would be missing were only extant resources to be considered, and to demonstrate the importance of remaining properties. The next component is a listing of property types associated with the theme that could have been found in the development of Columbia Heights. Recommendations for future actions round out the individual themes.

Finally, all the themes may be modified through time. This study should help guide future Columbia Heights preservation efforts. The contexts are open and flexible and anticipate that the next steps would be for Columbia Heights to develop several new programs, ranging from a comprehensive site survey, and public education programming, to National Register of Historic Places nominations and designations.

Theme 1 – Early Settlement

Time span – 1863 to circa 1950

The tract of land that was to become Columbia Heights was an early, small, short-lived stub of a county christened “Manomin County” (“manomin” or “manomin” being the Ojibwe word for “wild rice.”) The county, that at eighteen square miles was the smallest in the state when created, existed from only 1857 to 1858. The area has the unusual distinction of having been incorporated into various counties at different times: Ramsey County (from which it was split in 1857, perhaps by an administrative mistake), then attached to Anoka County, passed to Hennepin County, and then returned to Anoka County in late 1869. (Some sources have later dates for these transfers, perhaps due to some confusion with the township, but the late 1850s dates seem to be the most reliable).

Like many Minneapolis suburbs, ranging from Golden Valley to Saint Anthony, Columbia Heights was not a frontrunner for settlement. There was no direct river access nor were there routes to trading destinations such as Fort Snelling. The area was marshy, with some rolling hills and trees — not immediately presenting strong farming or residential options. Unlike other nearby areas, there is no known early Native American settlement, though it would have likely been an area passed through by Dakota and Ojibwe tribes.

However, as Minneapolis expanded, the surrounding communities became more desirable settlement options, and Columbia Heights began to grow. The community gained its name from an 1892 naming contest held by the Minneapolis Improvement Company North East upon which Thomas Lowry served as a board member. The winner of the contest, out of 2,281 names submitted was Olive Jean Thornbergh, who received \$150 in gold as a prize. Many of the suggested names included “Heights,” likely because the area was the highest point in the surrounding area. “Columbia” may have been an homage to the upcoming 1893 Chicago World’s Columbian Exposition, a major event to celebrate the 400th anniversary of Christopher Columbus’ arrival in the New World in 1492.

Early farmers to arrive in the area were the John and Margaret Sullivan family, who moved into the northern portion of the area in 1863. The lake on their farm was christened “Sullivan Lake,” and was eventually surrounded by fields, a barn, farm buildings, and a dance pavilion, as well as a horseracing track around the lake. Though these buildings are long gone, the original farmhouse at 5037 Madison Street NE still stands today — though it has lost its contextual integrity due to being surrounded by mid-20th century suburban residential construction.



Picture of the Sullivan House from the Minnesota Historical Society Archives with image perspective correction. This historic photograph is from the Columbia Heights Library collection.

The 1870 census has just over 100 people on the record that then doubled by 1880. As the area was not suited for large-scale crops due to the swampiness, most farmers specialized in dairy and livestock (including stables), with smaller subsistence gardens. Open spaces between the farms were used as communal pastureland. Early farm families included the Dooies, Mulcares, McCullums, Clarkins, and Molans, as well as the Sullivans.



An early barn structure with hayloft door near 1010 43 ½ Avenue NE is the only outbuilding our surveying efforts found that appeared to date back to the early settlement period.

By the late 19th century Columbia Heights was also becoming a residential-use expansion of northeast Minneapolis. With the exception of the John and Margaret Sullivan House at 5037 Madison Street NE almost all of the structural historic resources of the early farm settlement period appear to be destroyed as the farmsteads were replaced by a gridded street pattern lined with modest-sized residential lots. The predominant development grids were only interrupted by swampy, largely unbuildable parcels of land that eventually were dedicated, with improvements, as city parks.

One structure that may date back to the agrarian era is a Victorian house at 4451 Arthur Street NE. The elderly owner of the property, who has lived in the house for well over half a century, said that when she and her husband purchased the house the previous owner claimed that the house was part of a farm that stretched easterly to what is now New Brighton.



The Arthur Street house and grounds looking to the east and northeast.

Because there appears to be no other house like it in the area, much less in the city, and since the house maintains nearly all of its architectural integrity and some of its contextual landscaping, the Consultants believe that the property has a significant story to be told. We recommend that the more contextual research be completed to determine what significant part of Columbia Heights' history it represents. This may eventually lead to historic designation under Criteria A, or possibly B depending upon the ownership findings.

Among the first non-farm businesses was heavy industry arriving in the 1870s and early 1880s. These included Swanson's brickyard, an associated tile factory, and Confew's quarry. The Teseth family opened a small restaurant on 40th at 5th Street NE, solidifying that area as an early commercial node. Hopes were high for Columbia Heights to become the "Pittsburgh of the West," serving the nearby railroad lines, by the early late 1890s-early 1900s. Minnesota Iron and Steel roller mill was established at 39th and Jackson, soon joined by other mills, foundries, and a brickyard. The mill began constructing cottages for its workers on nearby Madison Street. The workforce was generally made up of Eastern Europeans recruited from Pittsburgh. The company also established the first saloon at 40th and Central. The mill remained in operation until it was destroyed by fire in 1898. (*Parsons, 6*) (*Parsons, 34*)

In 1894 Columbia School was built to serve the approximately four hundred Columbia Heights families. Located at Central and 41st, it was built from bricks from Swanson's Brick and Tile Company. Little is known about the original school, and nothing remains of the building. (*Parsons, 21*)

By this point, Central Avenue and Reservoir Boulevard were established roads, as was 40th Avenue up to its eastern terminus where it ended at a swamp just beyond Central Avenue. Individual houses began popping up, and in 1893 Thomas Lowry began platting his many acres of land clustered around 40th, as well as planning for streetcar lines and municipal improvements.

Columbia Heights was incorporated as a village in 1898, which is when it solidified the move away from farming. Light industrial businesses moved in, as well as retail, expanded housing, and fairly early rudimentary mail, police, and fire services beginning in the early 1900s. Forest Park amusement park was established in the mid 1890s, drawing in visitors from the immediate area but also elsewhere in the city (see Theme 5). Much of this early village activity set the stage for the development of the area by Thomas Lowry's Arcade Investment Company and his streetcar lines, ushering in more housing, transportation, entertainment, and business, almost all the following themes. (*Parsons, 34*)

Early Settlement Resource Types

The following are property types that would normally be associated with the kind of early development that occurred in early settlement areas. Currently, besides the Sullivan farmhouse and a later, the barn on 34 ½ Avenue, and a turn-of-the-century Victorian residence at Arthur Street NE, few such resources appear to remain.

Farmsteads

Farmhouses

Barns

Sheds and other outbuildings

 Silos and corncribs

 Stables

 Dairies

 Pump houses

 Chicken coops

 Wells

Farm Landscape

 Fields

 Millponds

 Racetracks

Agricultural businesses

 Farm stands and markets

 Farm implements/feed/seed stores

Industrial and related

 Brickyards

 Tile factories

 Quarries

 Mills

 Foundries

 Saloons and restaurants

 Worker housing

Industrial landscape

 Rail lines

 Roadbeds

Related State Contexts

Columbia Heights's earliest historic theme does not fall into any one specific statewide context, but can tangentially be related to three Tier One statewide contexts as determined by the Minnesota State Historic Preservation Office:

- "Early Agriculture and River Settlement, 1840-1870"
- "Railroads and Agricultural Development, 1870-1940"
- "Urban Centers, 1870-1940"

Early Settlement Recommendations and Future Actions

- Although no farmsteads remain in Columbia Heights, the Sullivan farmhouse still stands mid-block basically intact at 5037 Madison Street NE, however, it is somewhat encapsulated by mid-20th century suburban development dwellings. The house has a file at the Minnesota Preservation office (SHPO), with some early, scattered research materials and a 1988 draft of a National Register form for the farmhouse. In November of 1988 SHPO requested more information before an eligibility finding could be made for the Register at that time.



The Sullivan House and as it appears today looking to the east, northeast.

The Consultants recommend that the farmhouse be evaluated to determine if it would qualify for potential inclusion on the National Register of Historic Places under Criteria A as the oldest extant residential structure dating back to the agrarian era of the community.

- After completing an extensive windshield survey of Columbia Heights, the consultant team's interest was piqued by the wood frame turn-of-the-century, two-and-a-half story house at 4451 Arthur Street NE. According to the elderly owner, the house was part of a farmstead that once stretched southeasterly from the Minneapolis Waterworks campus. Further research would be required to determine why and how this large Victorian house survived the onslaught of 20th century development patterns in Columbia Heights. More research may eventually lead to historic designation under Criteria A, or possibly B depending upon the ownership findings.
- Research should be considered on significant collections of early worker's pattern cottages and their relationship to suburban growth. Irene Parsons in her 1986 history of Columbia Heights mentions collections of modest worker housing in the southwestern neighborhoods of the city. This type of housing was a fundamental component in the early development of Columbia Heights.
- Columbia Heights has a great number of parks (14) for a town of its size (see Theme 6). While many of these parks remained as open land due to their swampy, "unbuildable" nature, the Consultants speculate that some of these parks may stem directly from early, shared pastureland. This agrarian history could be included in future parks.

Theme 2 — Urban Expansion and Suburban Development

Time span – 1880s to 1975

In the late 19th century the Village of Columbia Heights' development patterns grew northward from the industrial, commercial and residential expansion form northeast Minneapolis. Its neighbor to the south had already established Central Avenue as the major road connecting the expanding and prospering urban core to the farmland and northern villages locating near the eastern bank of the Mississippi River. That physical relationship with an expanding city below made the open farmlands of the village a prime target for a seasoned real estate developer with an eye for opportunity.

Thomas Lowry and Opportunity

By the time Thomas Lowry (1843-1909) started securing land in what would become the Village of Columbia Heights he had already established himself as a major real estate lawyer and businessman in the young City of Minneapolis. He had moved to Minneapolis in 1867 and by 1877 held controlling interest in the Minneapolis Street Railway and was expanding the public transportation system throughout the growing metropolitan reaching out to developable land that he controlled.

By 1893, after years of procuring and marketing a sizable portion of Minneapolis' real estate, he had secured over 1000 acres in northeast Minneapolis and south Anoka County. Five years before Columbia Heights was even incorporated as a village Lowry's holdings stretched from 37th Avenue north to 47th Avenue east of Central Avenue and to 45th Avenue west of Central. This was over half of the settlement's landmass. By this time Lowry was well versed in land management sales. Starting out as a lawyer, Lowry had transitioned from a law practice into a real estate investor. In the 1870s over one third of the real estate in Minneapolis had passed over his desk. He had also acquired a controlling interest in the streetcar system that provided public mobility within the metropolitan area. He recognized the economic potential in securing the ownership of sparkly populated immediately adjacent to a burgeoning metropolis. (*Parsons, 8*)

In 1893 the Minneapolis Improvement Company, headed by Thomas Lowry with John Pillsbury as Vice President started distributing a sales pamphlet touting that residential plots would be available for purchase in the area served by the Central Avenue Electric Car Line. True to his word, Lowry extended the Central streetcar line from 29th Avenue in northeast Minneapolis north to 40th Avenue NE two blocks into his property holding in the future Columbia Heights and started issuing plats in the area. The Central Line provided direct service to downtown Minneapolis. (*Parsons, 8*)



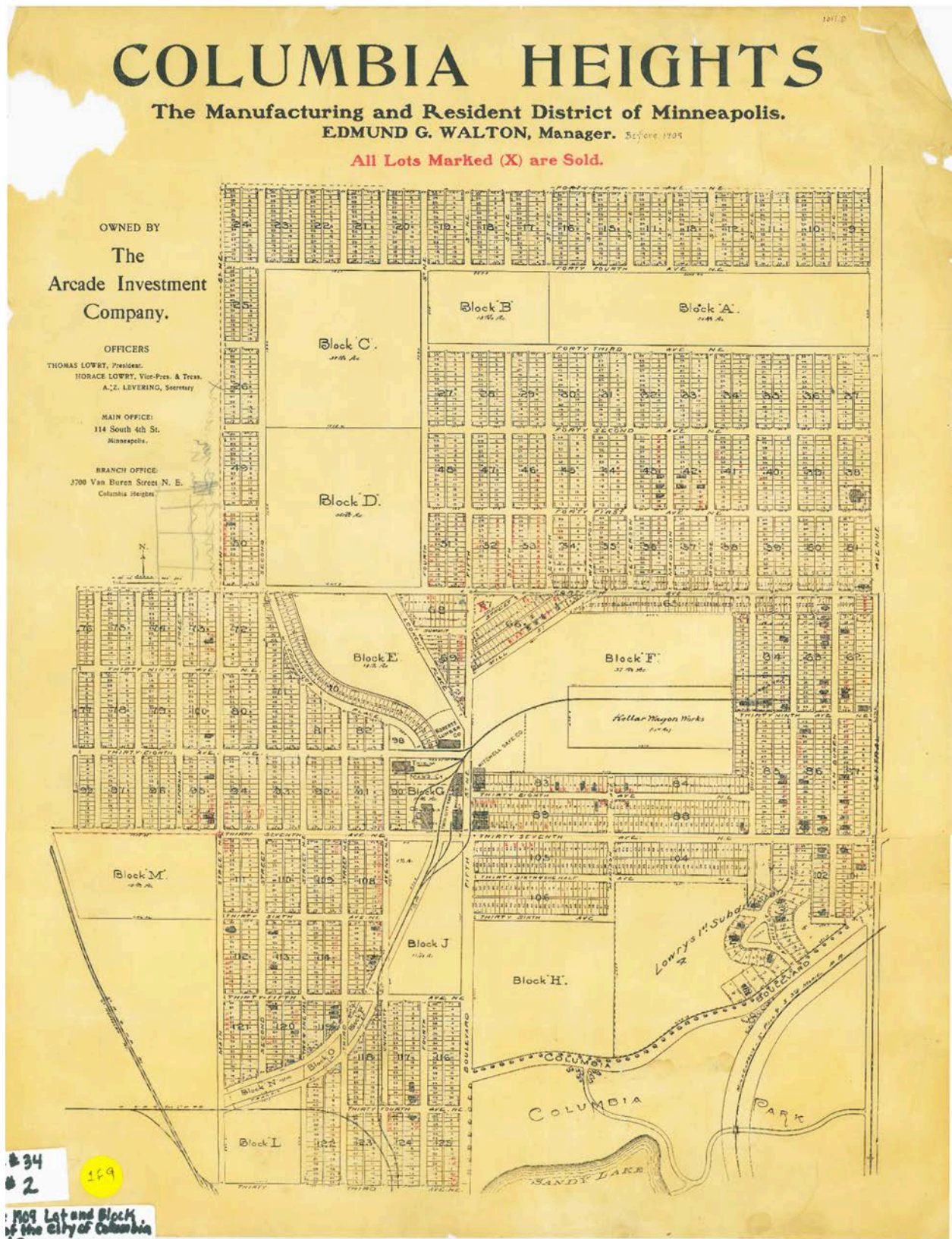
This early newspaper advertisement promotes the sale of \$500 residential plats in the village.

Lowry and Edmund G. Walton in the early 1890s began promoting the sale of the newly platted land through the Arcade Investment Company and setup a sales office at 37th and Central Avenues. Through the company five-room homes were being sold for \$2500 with \$25 down and \$25 per month payments. Promotions included free trolley rides, lotteries, village naming contests, and the purchase of the Lincoln Funeral Car as an attraction to bring potential buyers into Columbia Heights. (*Parsons, 10*)



The infill color denotes the land controlled by Thomas Lowry in the last quarter of the 19th Century. In November of 1894 Lowry sold for \$1 a large parcel of his high land in the upper right hand corner to the City of Minneapolis for the construction of the Minneapolis Waterworks. Reservoir Boulevard was platted at an angle across the development grid to give direct access from Central and 37th Avenues up to the Minneapolis Waterworks. In 1917 a dedicated Filtration Plant Railway was built along the west side of the boulevard to provide for the transport of plant chemicals and some secondary public transit. (Givens, Podcast)

Other development catalysts included the 1887 of the Shoreham railroad yards by the Minneapolis, Sault Saint Marie and Atlantic Railways. The yards were located near 29th Avenue NE and Central Avenue eight city blocks south of the settlement. The railroad lines to the south and west of the settlement encourage track connections to industrial uses west of Central Avenue in the southern end of town. (Zahn, *Shoreham Roundhouse Reuse Study*)



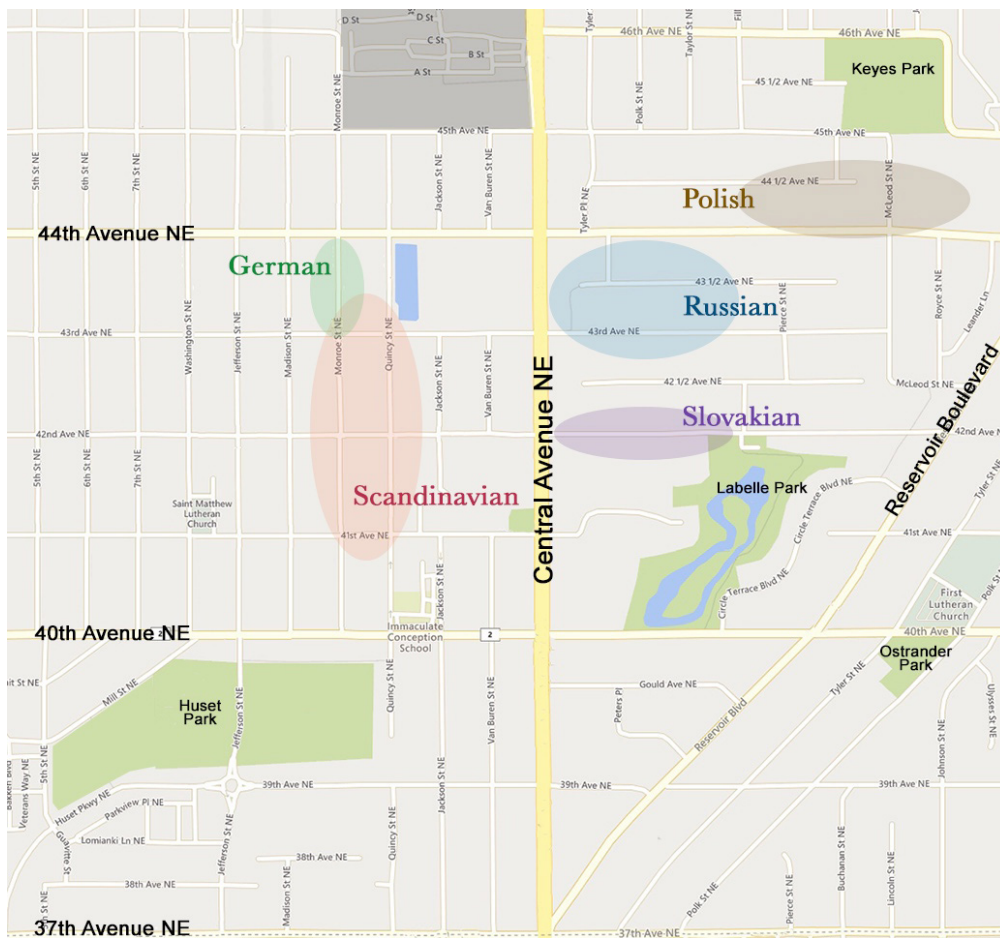
This is the 1909 land sales inventory map maintained by Edmund G. Walter of Arcade Investment Company with the sold lots marked with a red X. Plots marked with an X extend south of 37th Avenue three city blocks into Minneapolis and north to 42nd Avenue in Columbia Heights. Note the industrial concentration immediately north of 37th Avenue along the rail line that connected with the Soo Line to the south in Minneapolis. The eventual rail line up Reservoir Boulevard would connect to the main rail line seen in the lower right hand of this map. Plat map from the City of Columbia Heights files.

Individual Neighborhood Development

Another reason for Columbia Heights' early 20th century building boom was the availability of inexpensive land. Though much of the marshy ground was not suitable for farming, it provided a good urban substrate, and the rapidly developing community proved to be an attractive place for new settlement. Many early residences started as cheap basement homes, eventually building above ground as household finances grew.

Other early homes included worker housing constructed by some of the light industries in the area for their workforce. Minnesota Iron and Steel was said to have constructed worker housing along Madison between 39th and 40th that became one of the early mixed eastern European neighborhoods was lost to the expansion of Huset Park.

Family and friends groups, often of different Scandinavian or Eastern European ethnic groups, made the move to the area together and established residential enclaves. Churches, schools, and other community services (as identified in Context 3) soon followed. At the turn of the century, Columbia Heights established its reputation as an area where new Americans could come to build a new life.



Some of Columbia Heights early neighborhoods were:

A Scandinavian neighborhood on Quincy and Monroe Streets, from 41st to 43rd. Earlier oral interviews conducted with frugal Scandinavian settlers often reminisced about the cheapness of the land as its major draw. The Scandinavian neighborhood seemed especially Swedish-identified, but also housed Norwegians and some Finns. Household names cited by Irene Parsons included the Soderholms, Fransens, Carlsons, Andersons, Johnsons, Mattsens, and Orenstones. (*Parsons, 62*)

The German neighborhood was located just above the Scandinavian neighborhood, on Monroe between 43rd and 44th Streets. Parsons cites the Burmeisters, Speigels, Schultzes, Schafers, Reinkes, Kuhns, Haugens, and Bunnings as households in this busy block.

The Polish community concentrated around 44th Avenue, just south of current-day Keyes Park, providing them with more prolific open land for community livestock grazing and gardens. Names Parsons lists in this community include: Raks, Guziks, Goemans, Lataweics, and Tomacyks.

The Russian block was east of Central, on 43rd Avenue, extending to 44th (the St. Peter and Paul's Russian Orthodox Church was on Central and 44th). Parsons lists the Lakotas, Dennis, Jedinaks, Dusenkas, Rusinyaks, Behuns, and Ulmaniecs living on this block. Just south of the Russian area on 42nd Avenue was the Slovak area, with (according to Parsons), the Pribulas, Yenchos, Fetzecks, Kordiaks, Dravetzes, and Koneks. (*Parsons, 31*)

Many of the original farmers in the area, such as the Sullivans and Mulcares, were Irish. The northern part of Columbia Heights, that included their farms as well as the Dooies, Molans, and Earlies, became known as the Irish area.

Not all the neighborhoods in Columbia Heights had ethnic identities. Gould Avenue, on the east side of Central and just above the Heights Theater, was one of the early streets to be settled with a diverse array of families. Gould connected in to Reservoir Boulevard, one of the diagonal streets on the east side of Columbia Heights. According to Parsons, early slang for the area called the youth of mixed or non-specific heritage "the Grasshoppers."

The "prefabs" of the Heights Emergency Project was a subsidized housing area constructed immediately after WWII and located just south of Columbia Heights, between Johnson and Fillmore south of 37th Avenue NE. Although the actual housing was not located in Columbia Heights, the 167 households located the gateway into Columbia Heights, frequently shopped in and were served by the city's businesses, they had a significant effect on the area's commercial development.

Hilltop

No history of Columbia Heights is complete without a reference to the tiny community of Hilltop, which is completely encircled by Columbia Heights.

Hilltop — originally four square city blocks directly west of Central between 45th and 49th Avenues — started as the Dooies family farm. In the 1930s, it became the Hilltop Stables and Oak Grove Riding Academy, that also constructed a dance pavilion (echoes of early Forest Park, complete with worries about it being too "rough.") In a post-WWII housing boom from the mid 1940s to mid 1950s, two trailer parks — Trailer City and Sunnyside — with over 50 trailer sites were established. Two more have since been added, for over 250 lots total. (*Parsons, 73*)

In mid-century Columbia Heights surrounded three sides of Hilltop, an un-incorporated area. When the stables closed in the 1950s, the trailer homes were effectively orphaned and required public services. Trailer City owner Les Johnson approached Columbia Heights to annex the area, but the City rebuffed the attempt due to trailer courts being against city ordinances. The city, however, agreed to provide water, sewer, and police services. Fire service was originally provided by Fridley to the north.

In 1955, the Hilltop community, led by Johnson, requested that Anoka County incorporate the area as a village, which was granted in 1956. Had they waited just a little longer, incorporation would have been impossible, as Columbia Heights annexed the land just north of the community, and Minnesota state law disallows incorporation of a completely surrounded area. Hilltop's name, reportedly, came from a nearby drive-in movie theater.

Columbia Heights and Hilltop went on to disagree over many issues over the next several years, chief among them was municipal liquor sales and water services. The latter, at least, was resolved in the mid-1960s, when Hilltop established its own water tower. Fire and police services are still contracted with Columbia Heights. Though Hilltop is not part of Columbia Heights, it remains the hole in the donut and very much part of the Columbia Heights story.

Urban Expansion and Suburban Development Property Types

Residential Developments

- Housing
- Outbuildings
- Plats
- Streetscapes
- Infrastructure

Street and Block Patterns

Urban Expansion and Suburban Development Recommendations and Future Actions

- Any future studies on the architecture or development patterns of housing in Columbia Heights should find the 1909 plat map developed by the Arcade Investment Company to be a good road map to determining the original locations and remaining houses resources in the community.
- None of the ethnic neighborhoods in Columbia Heights built high-style homes with significant cultural references. However, many of these houses might have some nationality cultural references in them, which should be watched for in renovations.
- The historic neighborhoods are part of Columbia Heights' core identity. Though the cultural identities are long gone, the city might investigate interpreting the neighborhoods and their character, perhaps through signage, banners, etc.

Theme 3 – Transportation Development

Time span – 1860s to 1975

This theme looks at the history of access to, from, and in the case of Central Avenue through the community. From early roads to the short railroad influence on the network of roads and street systems that thread through the community, transportation was a quintessential resource for Columbia Heights. This theme will also discuss the impact of the railroad yards in Northeast Minneapolis along Central Avenue had on the village beginning in 1912.

Street and Avenue Layout of Columbia Heights

Central Avenue NE extends northward from the Northeast neighborhoods of the City of Minneapolis and connects to the US Highway 694 beltway a few city blocks north of the northern boundary of Columbia Heights. Central Avenue essentially defines the divide between the east and the west sides of the city and helps define the eastern boundary of the incorporated municipality of Hilltop, a community of a few city blocks that is located at the highest point along Central Avenue and today is completely surrounded by Columbia Heights. Most of the city's commercial development is located along this busy arterial street.

University Avenue NE/State Highway 47 also extends northward from northeast Minneapolis through the western neighborhoods of Columbia Heights up to the intersection with US Highway 694 and on northward into Fridley. University Avenue supports a blend of residential, commercial and light industrial uses. Like Central Avenue, University is more of a highway providing quick access between Minneapolis and the northern suburbs.

The numbered east/west avenues, 37th Avenue NE to the south and 53rd Avenue NE to the north are not heavily trafficked because they generally do not extend beyond the east and west boundaries of the city and basically service the gridded residential neighborhood on either side of Central Avenue.

Historically the most significant east/west arterial street was 40th Avenue NE that extended off of Central Avenue to the westerly municipal services that then, and are now in 2021 located near 40th and Mill Street NE. These services included the early fire station, the city hall and the community's gathering place, the Columbia Heights Field House. The introduction of streetcar service on Central (1893) and west approximately ½ mile along 40th Avenue (1906) demonstrates the importance those avenues played in the early suburban development of Columbia Heights. Western portions of 40th Avenue today still display early commercial node development between Central and University Avenues.

There are three basic street patterns that are displayed in Columbia Heights. The predominant pattern is a north/south/east/west grid that grew north from the grid block pattern of Northeast Minneapolis. The area west of Central Avenue is predominantly composed of north/south-oriented blocks of residential development plats. The only major interruption in this pattern is around the irregularly shaped Huset Park located south of 40th Avenue NE and two short blocks southwest of 40th and University Avenue. The blocks south of Huset Park down to 37th Avenue NE (the southern boundary of the city) are a mix of industrial and residential uses, including the relatively recent redevelopment of an original worker housing neighborhood into a multi-block 21st century apartment complex.

The eastern portion of Columbia Heights (east of Central Avenue) displays two grid patterns that are transversed at a diagonal by three residential streets, and a neighborhood north of 49th Avenue NE of curving residential streets with larger lots indicative of mid-to-later 20th century suburban development patterns. The grid pattern of streets east of Central runs east/west. With Thomas Lowry giving (for \$1) the City of Minneapolis a large portion of his high land for holding ponds of the Waterworks, Lowry and company influenced a tri-set of diagonal streets including Reservoir Boulevard NE, Tyler Street NE, and Polk Street NE. Reservoir Boulevard essentially travelled diagonally from the intersection of Central and 37th Avenues up to the Waterworks. Tyler and Polk run parallel and southeast of Reservoir Boulevard, and are diagonal extensions of the President-named street system of Minneapolis. Reservoir Boulevard retains the city's largest collection on early 20th century revival style architecture.

The neighborhood of winding streets in the northeasterly quarter of Columbia Heights was the last to be developed as the northern farmland above Highland Lake became available for mid-20th century modern residential development. The lots were larger and often irregular as the street system twisted and turned through the city’s parks and water features. Consequently the housing footprints tend to be considerably larger than those of the workers housing to the south and west.

Streetcar Service to Columbia Heights

By 1891 the streetcar service was provided into northeast Minneapolis on Central Avenue up to 29th Avenue NE. The Central line was extended north into Columbia Heights in 1893 north to 40th Avenue NE. Thomas Lowry had secured over half of Columbia Heights land in the late 19th century as a real estate investment. Through his involvement with the transit system administration he facilitated the northerly extension of the busy Central line up through the bustling industrial area and past the Soo Line Railroad yards of “Nordeast” Minneapolis. The Central line was extended three city blocks into the Village of Columbia Heights. By 1893 the Minneapolis Improvement Company, steered by Lowry with John Pillsbury serving as Vice President, had published sales pamphlets reporting that the village would be served by the Central Avenue Electric Car line to promote the sale of Lowry’s land. (*Diers, 230*)



The streetcar traveling west on 40th Avenue passing in front of the original First Lutheran Church. This historic photograph is from the Minnesota Digital Library.



While the streetcar only reach three blocks north into Columbia Heights, it had a large impact on early residential and business development of the village. The Central Avenue line, constructed in 1893 linked Columbia Heights to the Minneapolis urban core. The expansion of the line west on 40th Avenue NE provided service to the Forest Park and the early developments around 40th Avenue and 5th Street.

In 1906 a single-track extension traveled west of 40th Avenue for ten short city blocks to its termination at 5th Street NE. The line passed the original First Lutheran Church, the Forest Park amusement center, and through a

growing commercial node near the municipal services located just south of 40th along Mill Street NE. The trolley conveniently reversed direction at a Y-shaped turn-around in front of Thomas Lowry’s “gentlemen’s club,” the Columbia Hotel, located at 3980 5th Street NE. Shortly after the turn of the century Lowry had also promoted the construction of Forest Park, seeing it as an added asset in increasing ridership on the streetcar system, a move that would also provide yet another opportunity to promote sales of housing plots.

Unfortunately early transportation resources are generally ephemeral. Actual transportation elements, such as streetcars cars and their rails do not often survive. Train tracks are abandoned, rails are removed, roads are upgraded, and even paths change over time. Some exist on top of or along other resources, such as the current Huset Parkway NE that appears to follow a spur feeder rail line — tracts that once led to the 19th century industrial uses near 37th Avenue NE and 5th Street NE in the southwest quadrant of Columbia Heights.

Minneapolis Filtration Plant Railway



The first photograph shows the Minneapolis Filtration Plant Railway streetcar on its dedicated rail line that ran up the west side of Reservoir Boulevard from the Soo Line interchange just south of 37th and Central Avenues NE. The second photograph, taken in 1951 by Herman Rinke shows the streetcar and flatcar heading southwest on Reservoir Boulevard after a deliver of liquid chlorine to the Minneapolis Waterworks filtration plant. These historic photographs are from the Minnesota Digital Library contributed by the Minnesota Streetcar Museum.



The Minneapolis Filtration Plant Railway (1917-1953 on Reservoir Boulevard) was designed for hauling chemicals to the Waterworks but also provided limited passenger service.

Minneapolis' water supply has always been drawn from the Mississippi River and its early (1872-1904) intake pump stations in the downtown area. In 1888 Minneapolis built Pump Station #3 on the west channel approximately four miles north of St. Anthony Falls in Camden to supplement the downtown system. Station #3 pumped river water directly south to the city core for distribution.

After acquired the elevated site in Columbia Heights from Thomas Lowry, the Minneapolis Waterworks in 1897 constructed two settling basins and three gatehouses to accept water from Pump Station #3. After the river debris had settled the water was then gravity-fed through pipes into the City of Minneapolis for distribution.

In 1904 Pumping Station #4 was built at 37th Avenue NE and on the east channel of the Mississippi. The new station also feed the two reservoir basins. With the construction of Pump Station #4 the downtown Minneapolis Stations #1 and #2 were permanently closed in 1904 due to city core river contamination.

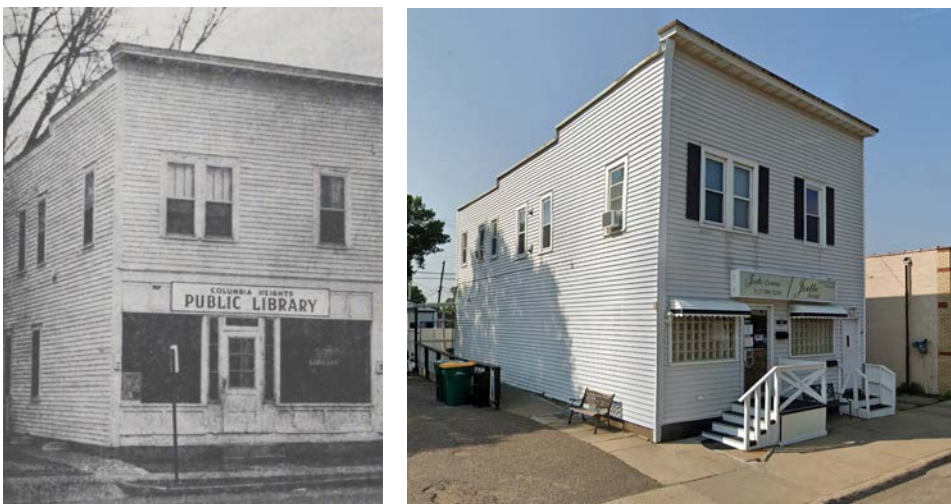
By the early 1910s water contamination and the resulting epidemics of cholera, dysentery, typhoid and yellow fever. In 1911 the Waterworks began construction of a filtration plant to purify the river water of contamination. Put into service in 1913 the filtration plant and basins purified the water through sedimentation, coagulation and filtration followed by chlorine sterilization.

To supply the filtration plant with chemical supplies a dedicated railway was built in 1917. The 1.5 mile line, one of the shortest electric rail lines in the country, ran from the Soo Line near 37th Avenue and Central Avenue NE up the sparsely populated Reservoir Boulevard to the filtration plant at 49th Avenue NE. The car was designed to carry thirty-six passengers plus chemicals. The line accepted public riders but the majority of passengers were workers going to and from work at the Waterworks. The line was open for public use until 1948, and the line was closed in 1953 with a shift to trucking service to the plant. The original rails were never removed but rather buried under the current asphalt drive up to the plant. (*Parsons, 47*)

A New Frontier – Automobiles

The roadways from Columbia Heights to Minneapolis, such as University and Central Avenue, had always been well-travelled by truck farmers and later by commuters as Columbia Heights became one of the first of Minneapolis' bedroom communities. As automobiles became more important, the Columbia Heights area's proximity to Minneapolis ensured modification roadways. Central, University, and 40th Avenues NE support almost all of the commercial uses in Columbia Heights.

Central Avenue is lined with strip commercial boxes from the mid-to-later 20th century with a few nodes of earlier storefronts at the southern end. Other than the Heights Theater at 3651 Central Avenue, there are no outstanding examples of early 20th century to mid-century modern commercial architecture.



This early storefront at 838 40th Avenue NE served as the public library after it moved out of the Heights Theater building, and as it looks today. Historic photograph from the Columbia Heights Library collection. (Parsons, 84)

Fortieth Avenue displays nodes of early storefront and commercial architecture with some potential significance. The Columbia Heights Public Library was for a time housed at 40th Avenue NE, a false-front commercial structure. Further west there is a Moderne style commercial structure at 585 40th that was built circa 1941 to office the medical practice of Dr. J.S. Blumenthal, the first Jewish Doctor to practice in Columbia Heights, sits adjacent to the Dr. Jacob S. & Hannah Blumenthal House behind at 4000 Washington Street NE. (*Parsons, 59*) (*Podcast by Blumenthal's Daughter*)



Dr. Blumenthal's office at 585 40th Avenue NE. The Blumenthal residence, located at 4000 Washington Street NE, is partially visible behind and to the right of the office.

The original University Avenue, partially the western boundary of Columbia Heights, is now an east frontage road for Minnesota State Highway 47. The current landscape displays a mix of residential, convenience commercial, and automotive supply uses.

Transportation Development Property Resource Types

Railroads

- Tracks and right-of-ways
- Bridges and crossings
- Ancillary transportation-related structures

Streets and Highways

- Current streets and residential patterns
- Gas stations and comfort stations
- Automobile repair shops
- Different roles of the major streets in Columbia Heights, including University Avenue NE, Central Avenue NE, Reservoir Avenue, 40th Avenue

Streetcars

- Two streetcar lines
- Relationship to the Waterworks reservoir service

Transportation Development Recommendations and Future Actions

- As discussed in this section, very few transportation-related resources still exist. Those that do, or that are discovered, should be surveyed and cataloged, with particular attention paid to the importance of this context.

Theme 4 – Commerce and Industry

Time span – 1887 to 1975

Small neighborhood commercial nodes developed, even as Columbia Heights had no real “downtown.” At the end of the 20th century, Columbia Heights became the harbinger of retail nodes along 40th Avenue and parts of University Avenue, and intense strip commercial along Central Avenue. Unlike most older urban neighborhoods, there appear to be no corner convenience stores, or bars buried in the residential neighborhoods of Columbia Heights.

Columbia Heights formed as a mainly residential area. Consequently its businesses generally catered to that audience — primarily neighborhood-focused stores, professional services such as Dr. Hoff Daniel Good’s medical practice, and a few other white-collar offices. Most all of these were located at commercial nodes along Central, 40th, and University Avenues NE. A few industrial sites were established as well in the southern portion of Columbia Heights west of Central Avenue near the rail yards in northeast Minneapolis.

Commercial Uses

A few restaurants and saloons opened at the edges of the Forest Park amusement park and sources refer to some small groceries stores near residential areas. It is noteworthy that the Consultant’s did not see any corner commercial building within the residential neighborhoods. Small corner convenience stores are a feature commonly found in early 20th century urban neighborhoods.

After Thomas Lowry and his real estate investment company in 1893 dedicated 95 acres of his holding in the future Columbian Heights for residential development, he began promoting promoted the community as a commuter suburb of Minneapolis. Prospective buyers were invited visit the area via the “Central Avenue Electric Car Line” that he also managed. Lowry also recruited business owners to open shop along the Central and 40th Avenues. (*City of Columbia Heights 2040 Comprehensive Plan [draft], 3-60*)

Although no city directories were published for Columbia Heights until the early 1960s, we do know that in the 1920s there was a building boom in the area. Most of that growth took place along the trolley lines of Central and 40th Avenues. Irene Parsons’ book titled *Columbia Heights • Bootstrap Town* published in 1986 is a well-researched community history that lists a number of businesses in operation by the 1920s including three drug stores, and four grocery stores. Specialty food services includes a confectionary shop, a poultry store, a bakery, a meat market and a delicatessen. Other services listed by business name are a coal service, a lumberyard, five of hardware stores, a dry good’s shop, and a restaurant. The Columbia Heights State Bank, the Columbia Heights Leader newspaper, a barber, a heating and plumbing business, an insurance office, an auto repair garage, and a real estate office were all in operation in the early 20th century.

The book goes on to discuss businesses in operation throughout the decades as the community grew. With the expansion of commercial developments, especially along Central Avenue, the early commercial architecture was located between the 37th and 41st Avenues with non-descript elongated strip developments during the mid-late 20th century built north of 41st Avenue as land became available. Both a Commercial Club (established in the early 1920s) and a Chamber of Commerce (established 1964) supported these Columbia Heights businesses. (*Parsons, 13*)

Columbia Heights did not have many liquor stores. Prohibition began not long after business development began. When it was repealed, the city began municipal sales, starting in 1935. This is still true today, however, liquor is now sold through individually city-licensed stores.

There is a file in the State Historic Preservation Office related to Dr. Hoff Daniel Good and his practice in Columbia Heights. Good’s office was initially upstairs at the Heights Theater. In the early 1930s he moved his practice into the garage of his residence at 3825 Central Avenue NE. Dr. Howard Foster soon built an addition to the back of Good’s office where he practiced dentistry. Good was later joined with Dr. Lewis Roberts in 1937 and the business grew along with the footprint of the medical facility attached to the Good house. In 1999 the Central Avenue property was purchased by an auto sales business and the house and offices demolished for use as a used car lot. It remains an empty lot today. (*Parsons, 58*)

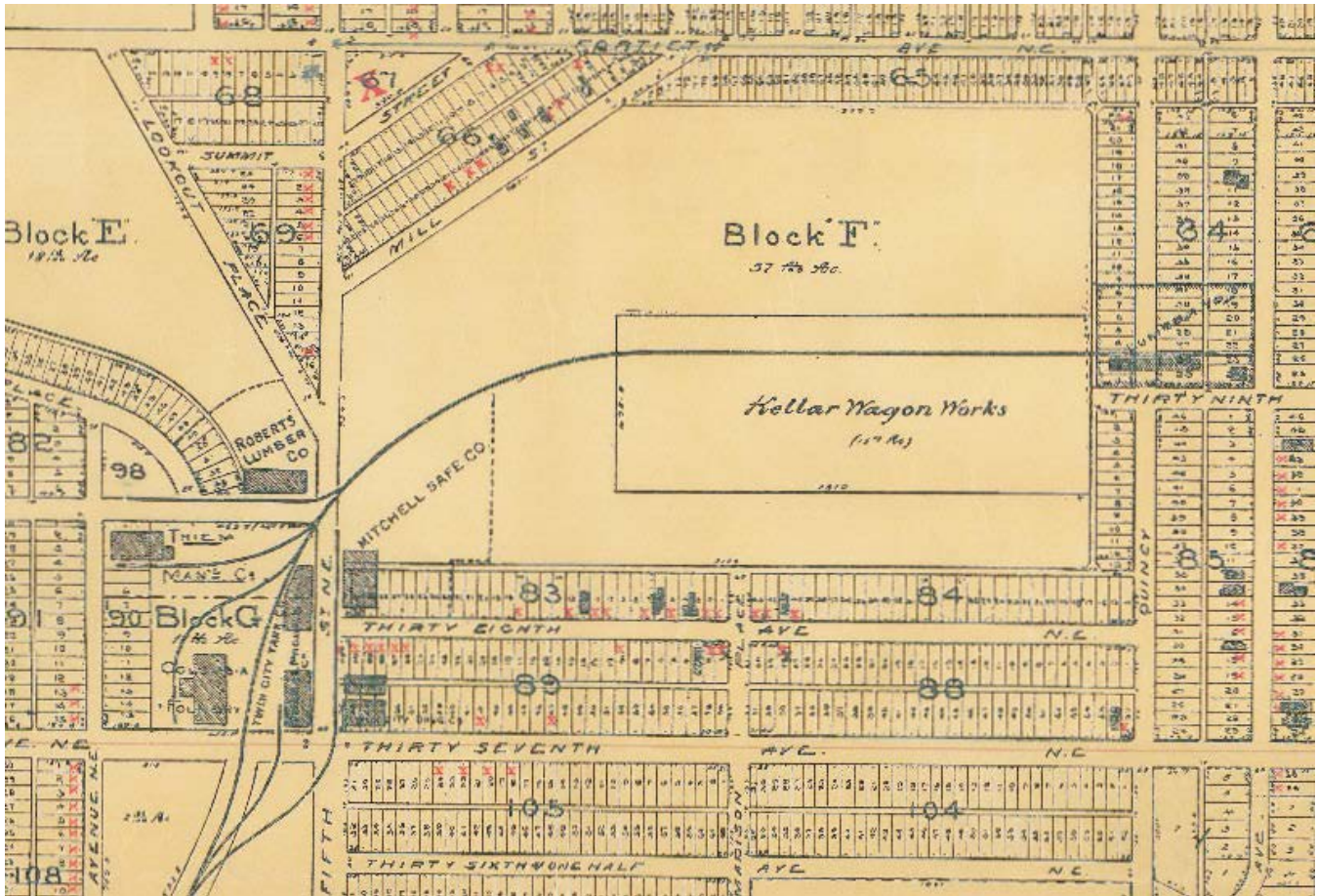


Dr. Hoff Daniel Good home/office once located at 3825 Central Avenue NE. From the Anoka County Historical Society collection.

One well-known inventor often associated with Columbia Heights is Earl Bakken who designed the pacemaker and co-founded Medtronic. Bakken’s boyhood home is on the south side of the 37th Avenue in northeast Minneapolis facing Columbia Heights. Similarly, the medical repair business he started in 1949 with his brother-in-law Paler Hermundslie, was in a garage located just a few blocks south, in Minneapolis. However, Bakken spent much of his youth wandering Central Avenue, including as a boy seeing Frankenstein at the Heights Theater and it having an impact on his eventual career choice. Though he was not technically a Columbia Heights resident, he graduated from Columbia Heights High School, however, there are no know business-associated resources in Columbia Heights.

In general, Columbia Heights businesses seem to be locally-focused, somewhat transitory, and located in commercial nodes along 40th Avenue NE and University Avenue NE, or as strip commercial flanking almost Central Avenue NE almost entirely from its south to north end.

Industrial Uses



This 1909 map displays the concentration of industrial and commercial uses in Columbia Heights in the first decade of the 20th Century. The early Minnesota Iron and Steel plant is located at the end of the rail line north of 39th Avenue in the

upper left. The remaining industrial uses are clustered around Block G on the rail line north of the Columbia Heights southern boundary. In later years Block F with expansion to the east became Huset Park. Map from the City of Columbia Heights files. More detailed maps identifying the specific industrial uses clustered around block F & G were developed as part of the 1912 City of Minneapolis Sanborn Insurance Maps.

The first large businesses in the area were industrial. By the 1870s, the settlement had a C.J. Swanson's brickyard and subsequent tile factory located near the Mississippi River, and Confew's quarry. With James J. Hill constructing a rail line near area providing a direct railroad link to the Iron Range in northern Minnesota the open terrain in the southern portion of the settlement was seen as prime land for industrial uses. The early 1890s consequently saw the construction of the Minnesota Iron and Steel plant near 39th Avenue and Jackson Street a couple of blocks west of Central Avenue. Soon after that the area displayed a concentration of industrial plants developed near 37th Avenue and 5th Street. (*City of Columbia Heights Comprehensive Plan 2040, 3-56*) (*Parsons,6*)

To the south of the industrial development were the Shoreham Shops and Rail Yards. Built in 1888 at 27th and Central avenues in Northeast Minneapolis the yards serviced the newly formed Minneapolis St. Paul & Sault Ste. Marie Railway Company (commonly known as the "Soo Line"). The object of the line was to ship grain from the agricultural production areas of Minnesota and the Dakotas to the mills of Minneapolis, and then move the refined flour eastward through Sault Ste. Marie. The roundhouse, a one-story, semi-circular brick building originally centered on a turntable, was built in phases between 1887 and 1919 and was originally used for the storage of steam engines. (*Zahn, Shoreham Yards Roundhouse Reuse Study, 1*)

The rail connections, early plants, and worker housing are gone with most of the site to the south and west of Huset Park being densely filled with mid-rise 21st century housing developments that extend west University Avenue. All that remains of the original residential neighborhood to the south of the park and housing development is a short block of houses along 38th and few homes facing 37th Avenue NE.

The Cargill Company once had a significant presence at the original industrial site at 5th Street and 37th Avenue NE. Cargill built a plant in northeast Minneapolis at 37th Avenue and storage elevators across the avenue in Columbia Heights. The two parcels were connected by a conveyor bridge that spanned the Avenue. In 1955 the chemical plant had an explosion and fire that led to the demolition of both the plant and the silos. The Columbia Heights side of 37th has been redeveloped with senior housing and a produce storage warehouse. (*Parsons,43*)



The Cargill plant and silos after the explosion and fire of 1955. From the Minnesota Historical Society, Online Collection.

The site at Quincy and 39th Avenue NE that once held the early Minnesota Iron and Steel in 2021 is now the home of Transtar Industries, Inc. that manufactures precision auto parts. The Transtar plant along 39th is a cinder block building like many of the other industrial buildings in the area.

Columbia Heights industrial uses are still located north of 37th Avenue and west of Central Avenue south of Huset Park. However, over time they have replaced the worker housing neighborhood that once populated a roughly square area defined by 37th to 39th Avenues and Quincy to Jefferson Streets. The largest industrial footprint is held by the St. Paul Corrugating Company at 700 39th Avenue NE. It is also one of the few industrial buildings with

any architectural appeal in its Moderne styling including a very shallow projecting corrugated metal detail over the front entry. The building appears to date back to the second quarter of the 20th century.



The St. Paul Corrugating Company at 700 39th Avenue NE specializes in the fabrication of corrugated metal products.

Commercial and Industrial Properties Surveyed by Docomomo

Docomomo is an international non-profit organization with the mission to document and conserve buildings and neighborhoods of Mid-Century Modern architecture and design. Also as part of that mission, the organization has surveyed and research thousands of buildings in the Metropolitan Area that are the product of the Modern Movement.

Commercial and Industrial properties selected to be surveyed by Docomomo in Columbia Heights are:



- The Dairy Queen at 3959 Central Avenue NE that was built in 1957. The designer of the iconic soft serve ice cream stand was listed as “unknown” in the Docomomo survey. The Dairy Queen displays its logo of the stylized text with a soft-serve cone projecting out of the frame, a design developed for the chain in the 1950s.



- The Columbia Heights State Bank at 3980 Central Avenue NE was built in 1953 and designed by the architecture firm of Liebenberg and Kaplan. Now serving as the Anoka County Government Center.



- The Minneapolis Electric Steel Casting Company offices at 3901 University Avenue NE was built in 1969. The company specialized in the castings for the mining and general construction.

Commerce and Industry Property Resource Types

Note: It should be noted that in most cases there are no extant resources relating to these property types (and some that remain have lost a great deal of their integrity). In some cases, there are no records of that kind of business existing in Columbia Heights’s somewhat limited business core. However, we have included this list to demonstrate the range of commerce and industry possibilities. While most of these buildings and related resources were located along the arterial streets, they may turn up, hidden under later development, in future preservation efforts and should be watched for.

Stores

Entertainment (see mainly Context 5)

- Saloons and bars
- Restaurants
- Movie theaters

Services

- Plumbing
- Insurance
- Newspapers and publications
- Auto repair
- Real estate
- Carpenters and contractors, construction
- Doctors
- Dentists
- Barbers and hairdressers
- Banks and credit unions
- Lawyers
- Veterinarians

Industrial

- Brickyards
- Quarries
- Tiles
- Tanning factories
- Iron and steel

- Shopping centers
- Office buildings

Commerce and Industry Recommendations and Future Actions



The Heights Theater and adjacent Dairy Queen as they appear today.

- The City should support an evaluation for eligibility of the Heights Theater building to the National Register of Historic Places under Criteria A for its cultural contributions to the community and for providing an early home for a variety of educational and essential public services.
- The 40th and Central Avenues intersection has been Columbia Heights’ main business area for decades. Remaining original and well-designed buildings near the intersection and along those two avenues should be surveyed. Special attention should be given to the Columbia Heights State Bank at 3980 Central Avenue NE and a unique mid-century modern commercial design at 4101 Central Avenue NE.



The Columbia Heights State Bank at 3980 Central Avenue NE.



The Miller-Heights Chapel at the northeast corner of Central and 41st Avenues NE.

- A full chronology and mapping, by dates and locations, could be prepared that would give a sense of the past business development along the commercial avenues.

Theme 5 — Cultural Life: Religion, Social Activities, and Entertainment Time span – 1890s to 1975

While Columbia Heights does not have any properties that have local, state or national historic designations there are resources within this context that would merit evaluation for designation.

In some areas, especially Minnesota’s smaller towns, micro-sections of cultural life traditionally defined the community. Neighborhoods and community connections were established around cultural identities and ethnicities, churches, or social organizations. In the more sprawling cities of Minneapolis and Saint Paul, similar issues were at play albeit on a larger scale. However, due to Columbia Heights’ unusual development history, these influences became more difficult to define.

At the same time, this makes these considerations no less important. The interconnectedness of the society is demonstrated in the ways that this theme overlaps with other historic themes considered. For example, in a community where all business is local, social and cultural connections have a strong link to commerce and industry.

Religion and Churches

Community is built in many ways — sitting in a church pew, on a bar stool, in the bleachers rooting for the home team, at a cultural performance, or participating in a village meeting on a controversial issue. The people and culture of the Village of Columbia Heights gradually evolved from an agrarian life to a more suburban style of living, sharing as they did a border with the “big city” of Minneapolis. The new residents gradually built a sense of pride in belonging to a larger, often homogeneous cultural subset.

Much of the social life of Columbia Heights revolved around its churches. With so many of its neighborhoods serving as ethnic enclaves (see Theme 2), the churches followed suit in cultural traditions and appeal. Main churches are as follows:

Community United Methodist Church was formed in 1904 and originally built in 1907 at Quincy Street and 37th Avenue. The church went through a few incarnations before its present building at 950 Gould Avenue, which added an education wing in 1957 and a parsonage on Cleveland Street soon after. (*Parsons, 28*)



First Lutheran Church built in 1926 at the corner of Quincy Street and 40th Avenue NE. In 2021 the church is home to the Greater Life Tabernacle congregation. Photograph from the Collections Online, Minnesota Historical Society.

First Lutheran, originally Zoar Norwegian Lutheran Free Church, was established in 1912. This church also occupied several temporary homes until a permanent church was constructed in 1926, and the name was changed to First Lutheran. There were extensive additions in the 1950s and 60s. The church relocated to the old Silver Lake School site in 1986. (*Parsons, 29*)

St. Matthew Lutheran Church is a Missouri-synod congregation at 41st Avenue and Washington Street. The congregation formed in the early 1930s, meeting in homes until the church was built in 1941. Expansion of the sanctuary and the school in the late 1950/early 1960s give a strong Mid-Century Modern look to the church.

A third Lutheran church, St. Timothy’s, formed in 1957. This building on 51st Avenue was constructed adjacent to Sullivan Lake Park in 1951 and added to in the 1960s.

The future Immaculate Conception Catholic parishioners began meetings in people’s homes in 1919 and formed a Catholic League in 1921. The first public mass of the new Immaculate Conception Parish was celebrated in December of 1923 in the dance hall at the Forest Park amusement grounds. Masses continued to be held at the park until a new church building was erected on Jackson between 40th and 41st in 1924, with a school built in 1939 and a convent/rectory in 1948. Multiple additions to the school and church were made in the 1950s and again in the 1970s. Today the church campus architecture ranges from the 1920s ecclesiastic construction to the Mid-Century Modern Church that includes a stylistically rendered bas-relief icon of the Virgin Mary on the upper entry elevation. *(Parsons, 16) (Parsons, 30)*

Another church that is housed in a fine Mid-century Modern structure (A-frame) is the Church of All Nations. Originally the modern structure was built in 1956-7 as the Shiloh Bethany Presbyterian Church. The site on the western side of Silver Lake also contained the congregation’s cemetery until it was moved in the 21st century. By 2006 the Shiloh Bethany Presbyterian congregation with a membership in decline decided to dissolve the 122-year-old Presbyterian congregation and merge its remaining membership with the growing Korean-American-based congregation with whom they had been sharing the church. *(Parsons, 32)*

In 1976 the property at 4056 7th Street NE was purchased by Br. Najati Abukhadra and converted into the AbuKhadra Masjid, a Masque in service to the Muslim community of Columbia Heights and the surrounding area. *(AbuKHadra Masjid – ICM Website)*

Columbia Heights has no synagogues.

The Mount Pleasant Cemetery (alternate name Horace Lowry Cemetery) was located between 45th and 46th Avenues and 4th and 6th Streets from 1901 to 1915. When the decision was made to convert the cemetery site to housing lots in 1937, the cemetery remains were re-interred outside of Columbia Heights.

Churches Surveyed by Docomomo

Docomomo is an international non-profit organization with the mission to document and conserve buildings and neighborhoods of Mid-Century Modern architecture and design. Also as part of that mission, the organization has surveyed and research thousands of buildings in the Metropolitan Area that are products of the Modern Movement.

There were three religious structures in Columbia Heights that have been surveyed by Docomomo.



The Community Methodist Church built in 1954.

- The Community Methodist Church located at 950 Gould Avenue NE was built in 1954. The architect firm of Shifflet, Backstrom & Carter designed the Mid-century Modern structure.



The Church of the Immaculate Conception at the corner of Jackson and 41st Avenue NE.

- The Church of the Immaculate Conception at 4030 Jackson Street designed by Shifflet, Backstrom, Hutchinson, & Dickey was built in 1959.



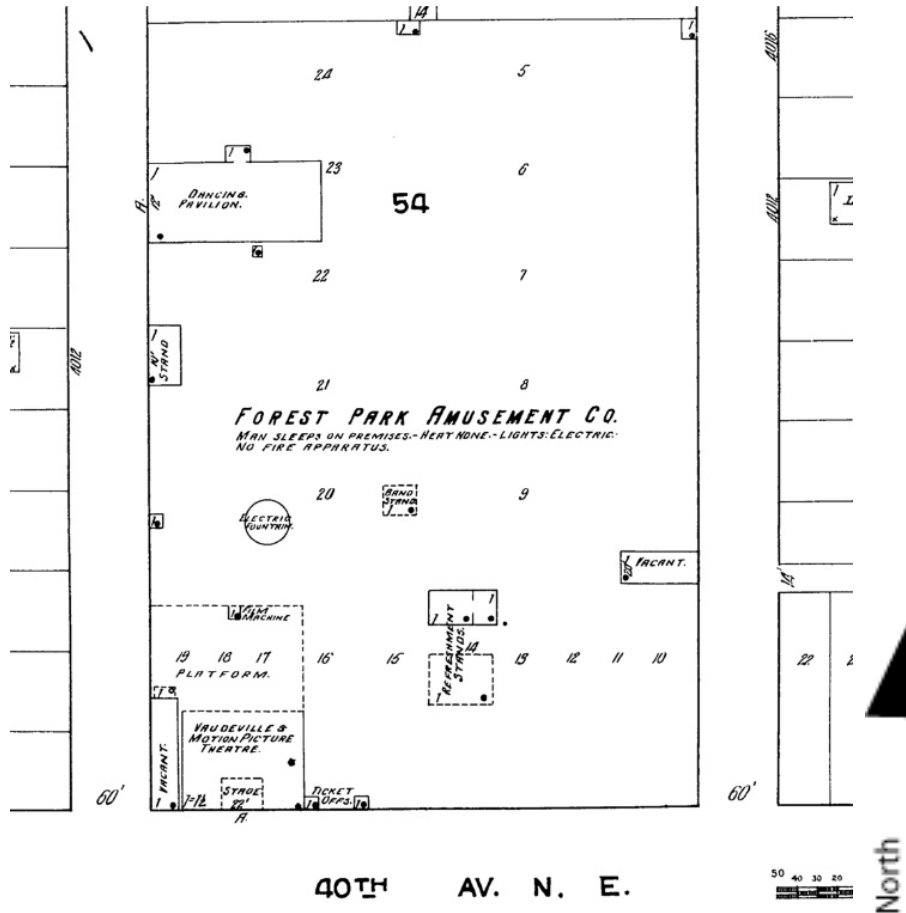
St. Matthew Church and addition at 41st Avenue and Washington Street NE.

- Saint Matthew Lutheran Church (addition) at 4101 Washington Street NE. The addition surveyed was built in 1958 and designed by Ekberg-Petri Architects.

As mentioned earlier in the themes, Columbia Heights gained an early entertainment district with the construction of the Forest Park amusement park along 40th Avenue in the 1890s. Approximately 30 years later in 1926 Columbia Heights became the home of the Heights Theater, credited as the place where as a boy inventor Earl Bakken, first saw Frankenstein and became fascinated with the idea of electricity powering a human heart.

Forest Park

The Kahm family opened Forest Park at the end of the 40th Avenue streetcar line in the mid-1890s. The park, ostensibly named after the copse of trees central to the site, stretched the full block between 40th and 41st, and from 7th to Washington Streets. Though their main constituency was local residents, the hope was that the park would draw in traffic from along the streetcar line. Thomas Lowry was especially interested in the idea of his Twin City Rapid Transit Company terminating near amusement parks, acquiring Wildwood in White Bear Lake in 1898, and building Big Island in Minnetonka in 1906. Although much later, the Excelsior Amusement Park opened at the end of that Excelsior line in 1925. (*Parsons, 14*)



The 1912 Sanborn Map for the City of Minneapolis provides a plan view of the uses for the Forest Park Amusement Co. on the north side 40th Street at that time. These include: a ticket office at the street entrance; a “Vaudeville & Motion Picture Theater” with stage and seating platform in the southwest corner of the site; refreshment stands; and electric fountain, a bandstand in the center; and a dance pavilion to the north along 7th Street.

Forest Park was not, however, initially located on a streetcar line, and so perhaps its entertainment offerings were more modest. While Wildwood had a large roller coaster and reportedly the first Tilt-A-Whirl in Minnesota, the 4-acre Forest Park featured more social entertainment such as prize fights, a vaudeville house, and a dance pavilion (which later became a roller rink). The village’s first moving picture venue was located in an open space where the screen and audience were covered by open-sided roofs. Several newspaper reports of the day commented on weddings held at the vaudeville house. A boardwalk housed concessions and refreshments, and there was a central lit fountain.

Though it was a very successful gathering spot both for the community and for those out of the area who visited it, like many similar establishments of the time, the park eventually got a reputation of being somewhat “rough,” perhaps also due to saloons and gambling dens that sprung up nearby. Minneapolis had banned gambling, so the contrast was all the more stark—some newspapers of the time referred to it as “Minneapolis’ Monte Carlo.” The city denied a renewal of the park’s movie license in the mid-1920s, and the venue closed soon after. The land was then platted and sold as residential lots.

Columbia Hotel

Columbia Heights with its low density and suburban residential streets may have seemed like a strange place for a hotel. But the Columbia Hotel (3980 5th Street NE), founded in 1907 by Edmund Walton and Thomas Lowry, again served Lowry’s desire for an escape, ostensibly from rigid law enforcement in Minneapolis and near the amusements of Forest Park. It served partially as Walton’s real estate office and partially as an exclusive gentleman’s club. (*Parsons, 18*)

By the time Forest Park closed in the 1920s, the Columbia Hotel had converted from a private club to a public hotel, mainly serving the nearby industrial sites. It could sleep up to 34 men (2 to a room), but also served lunches and dinners to outsiders, often more than 200 a day. The hotel also ran a comfort station for the streetcar drivers. It operated as a hotel through the 1980s, and is now a private social service residence facility.

Though Columbia Heights had restaurants and bars, little information remains and the building's original uses. The structure has had its front porch enclosed for interior expansion of the first floor and its original narrow lap siding has been covered.

Heights Theater

Columbia Heights had two small silent movie theaters that operated intermittently during the first part of the 1900s. However, none were as magnificent or permanent as the Heights Theater, built by Arthur Gluek, of Gluek Brewery, at 3951 Central Avenue NE in 1926. Constructed right before "talkies" were introduced the Heights soon became, and continues to be symbolic of entertainment in Columbia Heights. (*Parsons, 19*)

Though Gluek's family brewery was shut down due to Prohibition, he maintained an interest in entertainment. Following the demise of the vaudeville house at Forest Park, the Heights Theater was initially envisioned for live performance of "high class vaudeville arts" or a "Northern European Music Hall," but movies were soon added, especially as "talkies" came out in 1927.

The multiuse theater building served as an important village center as well. When the theater opened the city library occupied the first floor's south storefront rental. Over time community offices such as the city manager, the police department, and the court moved into the multiuse building. Later, insurance, dentists, and doctor's offices were located upstairs, and a candy shop in the north storefront space. There is also a record of a stationery store in the venue.

The exterior was in the Beaux Arts style, with a central box office. The interior supported a lobby concessionaire, the main room, a pipe organ with an orchestra pit, a stage, and a single projection screen.

After a high-profile 1933 bombing attributed to labor uprisings with the projectors' union, the theater was renovated by local architects Liebenberg and Kaplan in 1936. L&K were known for designing over 200 theaters throughout the Midwest, and for their experience with acoustic design. They also added air conditioning, allowing the theater to be open year round—it had previously been forced to close during the heat of summer. They removed the organ at that time, as "talkies" no longer required live music. It was again renovated in the 1950s, which is likely when the adjacent Dairy Queen opened.



The Heights Theater after the bombing in 1933. Note that the City Library to the right was still located in the first floor storefront. This historic photograph is from the Minnesota Digital Library.

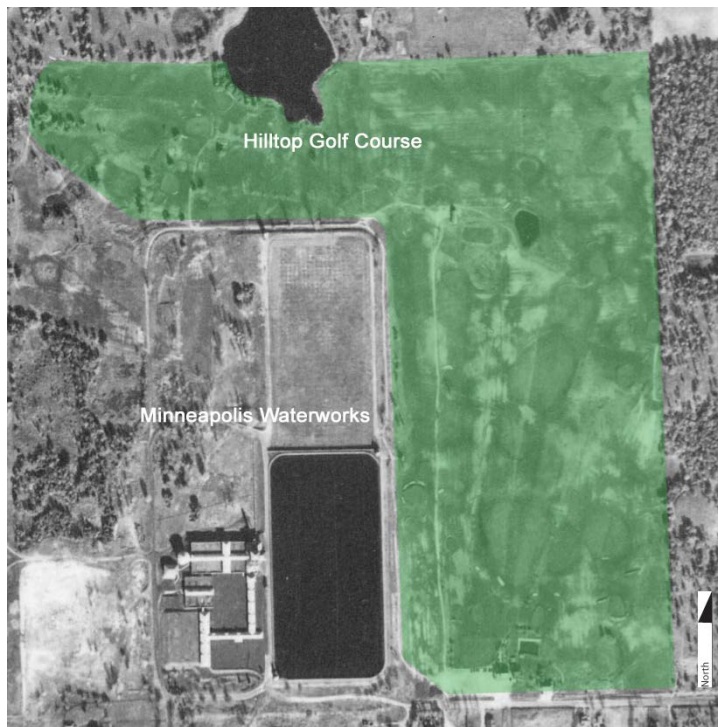
A 1998 restoration removed the turquoise corrugated metal skin that had "modernized" or entombed the building in the 1950s (some references refer to the building at that time as a "turquoise box"). The renovation revealed much of the building's original exterior design as well as making improvements to the theater's comfort

and introducing high-quality projection. The theater retains its original exterior brick finishes and fenestration openings. The interior walls and ceiling details as original, but the seating has been updated to the standards of a comfortable and accessible seating arrangement. While the theater does not display its original organ, a “mighty Wurlitzer” entertains theater audiences before the room darkens and it slowly lowers into the orchestra pit.

Hilltop Golf Course

A private recreation venue was the Hilltop Golf Course, that began as a farm. M.K. Lamberton bought the land to develop it as a golf course. The course is believed to have opened in 1926. After Lamberton’s death the course was leased until 1939, when members took it over co-operatively and ran it until WWII. They offered to then sell it to the city, that was not interested in purchasing it. The course closed in 1946 and by April of 1950 the site had been platted for a subdivision of 99 residential parcels. Today the only reminders of the early golf course are streets such as Golf Place and Fairway Drive and the small Hilltop city park. (*City of Columbia Heights Website, Hilltop Public Golf Links*)(*Minneapolis Star Tribune, April 28, 1950*) (Parsons, 71)

In particular, the golf course was known for being built around other city landmarks. The Columbia Heights water tower went up at the 18th tee. Holes 10-13 were laid out around the reservoir, where area kids also fished in water holding tanks. Part of the course was later incorporated into Kordiak Park.



This 1938 aerial photograph shows how the course wrapped around the east and north side of the Waterworks reservoirs. The original Clubhouse, a converted barn structure was located in the southern end of the course along 45th Avenue NE. The club manager’s house remains at the corner of 45th Avenue and Chatham Road. The aerial image is from the University of Minnesota’s John Borchert Map Library.

Columbia Heights boasts a number of other parks including Edgemoor Park, Gauvitte Park, Hilltop Park, LaBelle Park, Lomianki Park, McKenna Park, (Bruce) Nawrocki Park (formerly Southwest Park), Prestemon Park, and Ramsdell Park. Many of these were added in the two decades after a major parks expansion was recommended in 1960, with the first park bond passed in 1961.

Service Groups

As with many communities of the time, much of Columbia Heights’ social life was based around service and volunteer groups. Local groups included the Willing Helpers and the Columbia Heights Relief Organization. Later groups were the Golden Age Club, SACA, the Old Age Pension Club, the Clown Club, and the Old Timers.

There were a number of fraternal organizations, including the Knights of Columbus, Lions Club, Jaycees, and Kiwanis. Though the American Legion Hall has closed, VFW Post 230 is still open at 4446 Central Ave NE.

The League of Women Voters was very active in Columbia Heights, as were the Boy Scouts and Girl Scouts. The Boy Scouts, in particular, were known for holding plays and events at the Heights Theater. Ethnic groups such as the Slovenia Club met, and a Garden Club was active for many years.

Most all of these different service and social groups met in undedicated spaces around the village. While very few of the Columbia Heights' extant commercial buildings date back to the first half of the 20th century or earlier, there were no upper-story, custom-built halls that were apparent from the windshield survey completed during this context study.

Schools

As stated in Theme 1, the first school came early to Columbia Heights in 1894. However, the quickly developing community soon needed more schools and its own district, Independent School District #65.

An addition to Columbia School was constructed in 1911, followed by the construction of Oakwood School in 1915 (with additions in 1917, 1919, and 1924). Both schools also served as community centers and polling sites. Silver Lake Elementary School was added in 1922. Columbia Heights Senior High, the first high school in Anoka County, was built on 41st between Jackson and Van Buren in 1926. (*Parsons, 22-23*)

The parochial Immaculate Conception Catholic School was built in 1939 on Quincy Street north of 40th Avenue NE adjacent to the congregation's 1925 brick church. With the construction of the new church in 1959, the original church was modified to serve as a school auditorium and school cafeteria.

Combined, the public schools served around 2,000 students by the early 1930s. This was followed by a decline in enrollment, and then an increase in school construction in the 1950s and 60s, as well as additions to existing buildings. Nelson Elementary School, Valley View Elementary, a new high school, Highland Elementary, Central Junior High, and North Park Elementary were all built during this period.

A second decline in enrollment, however, led to the de-accessioning of most of these schools. Some were purchased by churches, such as Silver Lake Elementary. The former Oakwood School became a charter school. Others were razed including what remained of the Oakwood School in 2020. Today Columbia Heights maintains a high school, 3 elementary schools, a K-8 academy, and a family center. The high school (built 1961) and Columbia Academy (built 1965, formerly Central Junior High) are the only remaining schools built within the last 60 years, though neither appear to be of outstanding architectural significance.

Cultural Life Property Resource Types

Cultural Life

- Theaters, halls
- Fraternal halls
- Cemeteries

Churches and related buildings

- Churches
- Parochial schools
- Convents, priories, and monasteries
- Church social halls
- Rectories and other residences
- Church administrative buildings and offices
- Cemeteries

Meeting halls and social halls

- Ethnic organizations
- Fraternal organizations
- Social organizations
- Multi-purpose meeting halls
- Union halls

Parks

- Grounds
- Open spaces
- Trails
- Buildings
- Structures (gazebos, walls, picnic tables, etc.)

Recreation

- Bars, taverns, sample rooms and saloons
- Billiards
- Bowling alleys
- Dance halls and classes
- Museums
- Music halls and concert halls
- Restaurants and cafes
- Theaters

Sports grounds

- Golf courses
- Ball fields

Tourism related sites

- Hotels, cabins and inns
- Nightclubs and entertainment
- Restaurants and cafes

Cultural Life Recommendations and Future Actions

- The Columbia Hotel should be evaluated to determine if its connection to Thomas Lowry and the early suburban development of Columbia Heights would make it eligible for listing on the National Register. Further study may find that the structure, regardless of the changes to its exterior, is eligible for National Register designation under Criteria A or B.



The Columbia Hotel as it appears today.

- Of all the buildings discussed in this study, the Consultants believe the Heights Theater to be the most eligible candidate for historic designation. (The historic Minneapolis Reservoirs and Filtration Plant have already been determined eligible.) Based upon our discussion on potential designation with the theater’s owner, the Consultant’s believe that he would not object to a City sponsored evaluation of the property for potential listing on the National Register Criteria A for its cultural contributions to the community and for providing an early home for a variety of educational and essential public services..

Theme 6 – Civic Services, Utilities, and Parks

Time span – 1890s to 1975

There appear to be next to no civic resources from Columbia Heights' early city services remaining today. Because of Columbia Heights' late incorporation as a city in 1921, it is lacking many of the picturesque Victorian civic buildings associated with 19th century towns. The early Village facilities were simple, utilitarian and generally wood with some lost to fire, and others that fell out of use were eventually demolished as new municipal structures were built.

City Services

The city's police services began modestly in 1905 when the early records shows August Beurger being paid \$1 for one day of constable services. A small police force was established by 1916, especially to deal with issues surrounding Forest Park and then with traffic control. In the early 1920s, the police, court, and fire departments were co-located in a station at 40th and 7th street. In 1926, the police and court departments (along with the city manager) moved to the Heights Theater building, and then moved to their own modest building at 40th and Quincy in the 1930s. In the 1970s the city joined the Anoka County Joint Law Enforcement Council, and today the police are stationed in the 2009 Columbia Heights Public Safety building at 825 41st Avenue. No previous historic police buildings remain intact.

The fire department, chartered in 1907, has a similar history. The department briefly co-located with the police department at 40th Avenue and 7th Street. When the fire station burned down, the service built a two-bay station on the southwest corner of 40th and 7th. (*Parsons, 42*)

In 1942 the department moved into a new facility constructed by the WPA (since demolished). When in 1978 a new multi-service municipal building was constructed at 40th Avenue and Mill Street, the 1920s two-bay 1920 station was encapsulated in the new construction and the department moved to a municipal building. With the construction of the Columbia Heights Public Safety building and 41st Avenue and Jackson Street all that remains of the history of old stations are the two garage door openings on the 40th and 7th Street in back of the current city hall in 2021.

Following on a theme, the city's first library was established in the Heights Theater building in 1928, initially founded by the Silver Lake Mothers' Club. They started up with a meager budget from donations collected from local residents, and with one employee, Grace Sullivan. The library moved to 40th and Central a decade later, and then to a few other locations along 40th Avenue. In June of 2016 a new library opened, designed by the architecture firm of Hammel, Green, and Abrahamson Incorporated, at 3939 Central Avenue NE.

Waterworks

Though the reservoir and water treatment plant are significant elements of Columbia Heights history, they do not technically belong to Columbia Heights. In the late 1800s, Thomas and Beatrice Lowry sold the future Waterworks site to the City of Minneapolis for \$1. The reservoirs and water treatment plant, along with pumping stations developed by the Minneapolis Water Department, proved to be crucial to Minneapolis in defining their own services and fighting disease in the city, especially the typhoid epidemic of the late 1800s. Columbia Heights contracted with Minneapolis for water and sewer services. (*Parsons, 46*)

The Minneapolis Waterworks located at 4500 Reservoir Avenue, maintains nearly all of its original architectural features including the water storage reservoirs and water feed gatehouses constructed in 1897, the filtration plant built in 1911 and completed in 1918, and the Waterworks 1950 pump station. The Minneapolis Water Department is proud of the Columbia Heights campus' history and has been a good steward in the maintenance of the plant and its Victorian supporting structures. (*Parsons, 47*)

The Minneapolis Filtration Plant and Waterworks is the only property within Columbia Heights that has been determined eligible for the National Register of Historic Places by the State Historic Preservation Office (SHPO). The Minneapolis Waterworks is historically significant for its engineering importance and the significant role it played in the reduction of water-carrying diseases in the early 20th century. The Waterworks has been providing water utility services to both Minneapolis and Columbia Heights for over 120 years.



Minneapolis filtration plant and one of the three “Gatehouses” at the Waterworks.



The open reservoir looking to the northeast. One of the gatehouses can be seen in the distance in the center left.

The Minneapolis Water Department currently maintains two historically designated non-operational water towers. The Washburn Park Water Tower is on the National Register and the Kenwood Park Water Tower is a Minneapolis Heritage Preservation Commission designated site.

Parks and Recreation

Columbia Heights’s approach to parkland — often guided by land left rather than the land claimed — has been an important factor in its development and sense of place.

Early Columbia Heights had no need for city-organized parks. Whether the kids were swimming or skating on Silver Lake or one of the many marshy ponds or sledding down Norway Hill, they felt open land was abundant and available to variety of outdoor activities. Livestock was allowed to graze in open yards adjacent to laundry hanging in the wind. Open space was simply part of the greater life of the countryside.

The City of Columbia Heights established a Park Board in 1939. For the beginning John Murzyn was a member of the Park Department. In 1947 he became the Park Superintendent and served in that position until 1979. Murzyn is attributed with having created the community’s modern park system. He administered the filling of swamplands and providing improvements for public use and encourage citizen participation in the prioritization of formal community spaces, leading to the City’s 14 dedicated parks.

Huset Park

Originally known simply as “City Park,” Huset Park was Columbia Heights’ first designated park, and rose out of the casual community usage described above. The park was located just two short blocks north of the Minneapolis city limit (37th Avenue NE) and three short blocks west of Central Avenue. It was dedicated in 1939, and named after Elmer Huset, the city manager who went to the state legislature to acquire the land for \$10,000. Originally the parkland was 60 acres from 37th to 40th Avenues and Quincy to 5th Street, but about half was sold off for industrial use. The park was located in the area’s largest concentration of early industrial shops, supplied through rail lines from the Soo line in Minneapolis, and workers housing. (*Parsons, 77*)

The park served as a home base for sports leagues that had formed, such as the Columbia Heights Athletic Association, with several youth teams under its umbrella. Later it served the Columbia Heights Recreation Commission, the Athletic Boosters, and the Park Board.



The Columbia Heights Field House constructed in 1939 through the Workers Progress Administration (WPA) program. From the Collections Online, Minnesota Historical Society.

The most significant resource on the northwesterly edge of Huset Park is the 1939 Workers Progress Administration (WPA) built Field House, renamed John P. Murzyn Hall in 1979 to honor the former Parks Director (whose father had also served as a mason in the building’s construction). The hall at 530 Mill Street NE was built with \$639,407 of WPA funds. The hall held event space (including a commissary, kitchen, dining space and a dance floor), as well as a 6-lane bowling alley in the basement. Local histories claim that there were no pin-setters for the lanes, so local teenagers reset them between each frame. The hall replaced Forest Park as a place for the community to gather. (*Parsons, 77*)

The building still serves today as an event center. Though it has been altered, it does retain significant architectural integrity in its main Mills Street stone façade.

Keyes Park



Keyes Park looking west from high point next to Minneapolis Waterworks.

Keyes Park, located immediately west of the Waterworks, was originally likely called “Columbia Heights Park” (not to be confused with Columbia Park in Minneapolis to the south) and then “Memorial Park” until it was renamed for Judge Leonard and Celia Keyes in 1976. It is one of the highest points in the area, and was known for skiing and sledding, especially on Norway Hill. The foot of the hill was once a swampy dumpsite that the city developed into a city park in the early 1950s.

Albert A. Kordiak Park



Kordiak Park looking north from entry.

This is another park in informal use for much of Columbia Heights history. The heavily wooded park surrounds Highland Lake in the upper northeast corner of the city. It was once known as “Peck’s Woods.” Anoka County tried to acquire it for a regional park in the late 1950s, but developer Rodney Billman owned the land. Billman and the county eventually struck a deal where the developer would donate part of the land for a park in exchange for the construction of Innsbruck Parkway around it, and it became “Anoka County Park.” The original park was built and maintained by Albert and George Kordiak, including the “Courthouse” monument. Local legend says that George Kordiak was asked to get a courthouse built in the area in order to be elected to the Board of Commissioners, so Kordiak got the stone lintel from the demolished courthouse and installed it in the park. Area residents began a campaign to name the park after him shortly thereafter.

Ostrander Park

This is a newer park, developed in the early 1970s directly south of the First Lutheran Church campus. The park faces 40th Avenue between Tyler and Polk Streets, and was the first Columbia Heights park to have a permanent park shelter in 1973. Like many Columbia Heights parks, it was built atop a marsh, and its hockey rink was known for sinking. One of the few parks named for a woman, its namesake was Ava Ostrander, Minnesota’s first female councilmember from 1924-1928.

Silver Lake

Silver Lake is only partially in Columbia Heights, and is shared with neighboring St. Anthony. The Weir brothers, who owned much of the land on the west side of the lake, opened a public beach on it in the 1920s, so it might be considered Columbia Heights’ first public park.

The water levels in the lake depleted dramatically in the late 1920s, reportedly due to the lake being dynamited in order to find the body of a man who had drowned. The lake was refilled with pipes from the reservoir, and saved from becoming another marsh. The city then opened two city-run park facilities: a boat landing at 41st and Stinson in 1940, which became a de facto swimming beach as well. The city then acquired more land in 1964 to build a dedicated swimming beach along the north shore off of Stinson Avenue NE.

Sullivan Lake



Sullivan Lake looking northwest from the park.

Sullivan Lake was another early community site, with the Sullivan family happy to share the lake with their neighbors. Sullivan Lake Park is located north of 51st Avenue and west of Central Avenue in the northwest quadrant of Columbia Heights. In the winter there was skating, and in the summer swimming, picnicking, and horse racing (later car racing) around the lake. For some time, there was even a dance pavilion. Despite its early provenance, it is one of the city’s newest parks, dedicated in the late 1970s.

Civic Services, Utilities and Parks Property Resource Types

Government Buildings

- Fire Stations
- Police Stations
- Courthouses
- City Hall
- Post office

Public Utilities

- Electricity
- Sewer and water
- Gas
- Telephone
- Telegraph
- Reservoir and Water Treatment

Parks

- Field houses
- Event centers
- Park shelters
- Picnic facilities
- Restroom facilities

- Other structures
- Trash cans
- Water fountains
- Walls
- Signage
- Monuments
- Bridges and access

Recreation

- Arenas and rinks
- Sports fields and courts
- Ancillary recreation structures and public facilities
- Landscapes: swimming beaches, skiing and sledding hills
- Golf courses

Landscapes

- Lakes and marshes
- Hills
- Heritage trees

Civic Services, Utilities and Parks Recommendations and Future Actions

- No early police, fire, or court buildings remain as built (other than the notation that some city services were once located in The Heights Theater building). The city should work with the Anoka County Historical Society look at other ways to preserve and display the history Columbia Heights civic services.
- While the first public library opened in the Heights Theater shortly after its construction, one other location of the Library remains, at 838 40th Ave NE. (820 40th Avenue NE in 1999 newsletter) Though likely not eligible for National Register designation, it is of local significance, and retains good integrity. (*Parsons, 83*)



This early storefront at 838 40th Avenue NE served as the public library after it moved out of the Heights Theater building.

- The Columbia Heights Field House (now named the John P. Murzyn Hall), despite significant alterations and addition still stands as an example of WPA construction. This study recommends that the City support an evaluation of the Field House to determine if it maintains enough architectural integrity for a nomination to the National Register under Criteria A — having made “ a significant contribution to the broad patterns of our history” as the early community-defining meeting place.
- Columbia Heights should survey its parks, particularly looking for early structures or other fixtures. A partial survey by the Consultants, however, did not reveal strong possibilities for these features.
- Other cities similar to Columbia Heights have initiated successful Heritage Trees programs. Columbia Heights should look into this model, especially at the heavily wooded Albert A. Kordiak Park.

Theme 7 – Residential Architecture

Time span – 1860s to 1975

Building Styles and Vernacular Architecture

“Style” is defined as those consistent qualities and features that link different elements together into groups. While buildings of a similar style provide continuity to a neighborhood, differences in style can create visual variety and help to distinguish one home from another and one neighborhood from another. These differences result from what was popular at the time of construction, or the whim of the designer, builder, or owner. Learning about the style of one’s home can help answer many preservation questions, including those regarding original treatments, color schemes, and what should replace missing elements.

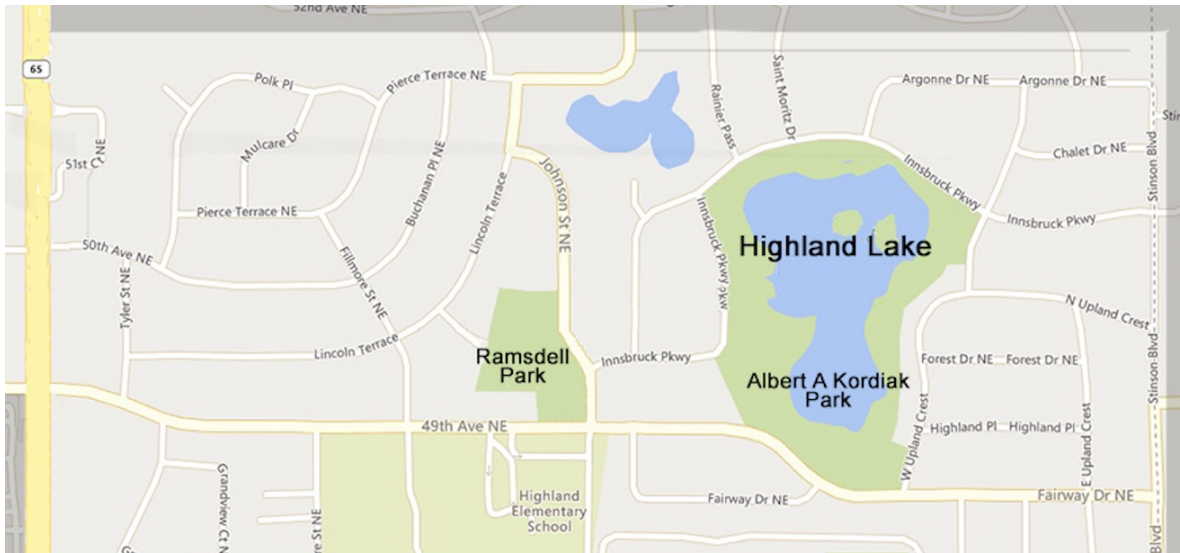
Architecture in general is made up of three core components: function, structure, and aesthetics. These basic elements interface in varying degrees to form two categories: “Vernacular” and “High Style” architecture. Some historic residential buildings in Columbia Heights were constructed during the late 19th Century. While there are examples of architecturally intact “high style” residential buildings, such as the Colonial Revival residence at 1702 Howard Street, the brick and front-gabled Italianate home at 1780 Desoto Street, the Art Deco/Moderne house at 1800 Phalen Blvd. East, and the Tudor Revival home located at 1069 Gordon Avenue, the majority of the community’s structures are “vernacular” in design and disposition. Often in Columbia Heights these homes were more modest in scale and in application of ornament—utilitarian in function and layout. They, as a congruence, were no less important to the community’s development than the more elaborate or expansive structures that housed Columbia Heights’s business owners, corporate executives, and more wealthy families. Beauty can be found in both the stately, ornately adorned dwelling and the simple, well-constructed mid-century ranch home.

In both vernacular and high style dwellings, individuality is expressed not only by scale and shape, but also by details such as the turn of the porch post, or the return on a roof profile. In the more exuberant architecture there may be a flourish of details that lead to defining the style. In the vernacular the details, where they exist, are subtler. And often in both there may be a liberal mix of style details that reflect a structure’s evolution through time and fashion, making attributing any one style to a structure difficult, if not impossible.

Recognizing the limitations, residents should always look for design clues that will aid them in making appropriate and sound decisions in maintaining Columbia Heights’s broad residential fabric. A good understanding and appreciation of all styles of residential architecture, new or old, serves the long-term best interests of Columbia Heights’s diverse housing stock and encourages the general growing acceptance of preservation as a benefit to the economic and cultural wellbeing of the community.

Like much of its development, Columbia Heights’s residential infrastructure grew in fits and starts. It began slowly, with a few settlers’ farmsteads scattered throughout the area, especially near water sources. Closer to the turn of the century, worker housing more densely clustered around the early industrial uses close to the southern boundary area. The early 20th century saw a natural expansion of northeast Minneapolis into the Village of Columbia Heights that displayed a sampling of vogue revival style single-family homes being built along the diagonal streets introduced to the grid by Reservoir Boulevard. And as farm and to the north became more valuable for subdivision development the Village and then City of Columbia Heights was platted and more densely populated with mid-20th century housing. As servicemen returned from WWII, the area experienced a housing boom. New housing types such as modest ranch, and split-level residences were built all over the roughly two-thirds of the city, only interrupted by wet lands, Hilltop, the Waterworks and the commercial and civic uses on or near the arterial avenues of Central, University, 37th, 40th, 44th, and 49th.

The last sizable subdivided land in Columbia Heights was developed as a suburban neighborhood of Winding streets with romantic references for names. The area north of 49th Avenue NE in the northeast corner of the city displays more styled architectural homes on streets that wind around Highland Lake including Kordiak and Ramsdell Parks.



The neighborhood directly above 49th Avenue and Fairway Drive NE was the last large subdivision to be developed in Columbia Heights. It was the last open land in the City and include part of the former Hilltop Golf Course that wrapped the east and north sides of the Waterworks up to the southern banks of Highland Lake.

Properties Surveyed by Docomomo in Columbia Heights

DOCOMOMO is an international non-profit organization with the mission to document and conserve buildings and neighborhoods of the Modern Movement, or commonly known as Mid-Century Modern architecture and design. Also as part of that mission, the organization has surveyed and research thousands of buildings in the Metropolitan area that are the product of the Modern Movement.

There were two residential properties in Columbia Heights that have been surveyed by Docomomo.



1805 Innsbruck Parkway

- 1964 World's Fair House (Formica House; French Provincial)" designed by architect Emil A. Schmidlin at 1805 Innsbruck Pkwy. The house, in addition to its Formica features, was also sponsored by Northern States Power and was a totally electric home.



2330 Innsbruck Parkway

- 1967 Wood for Living Award #1 built at 2330 Innsbruck Parkway by contractor Rodney W. Billman. This home was one of five houses in the Metropolitan area constructed under the sponsorship of Wood Marketing, Inc. promoting the use of wood in residential, builders' own design residential construction.

Housing Styles

Providing residents with clear and accessible information about their house is probably the best way to draw them in to historic preservation. People love their homes, and are usually eager to preserve and protect them. By demonstrating how different housing styles fit into Columbia Heights's historic themes, and by providing preservation information to homeowners, the city will gain many new supporters and advocates, while possibly having a significant effect upon the maintenance and preservation of the city's housing stock.

The following style section may prove to be the most valuable part of the entire context study for Columbia Heights homeowners, because it allows them to see and understand their particular home within a larger historic framework, and gives ideas for restoration and ongoing care.

To this end, the following pages defining and clarifying various styles of housing styles that exist in Columbia Heights.

Guide of Columbia Heights's Residential Architecture

Vernacular Cottage (circa 1860s-1920s)

In Columbia Heights this housing type would have been found in the modest construction of both farmsteads and production worker housing. In a very humble way the Vernacular Cottage may have profile references to the classical temple form but generally lacked any architectural features that would tie it to Greek Revival architectural style popular in 19th century America.

Identifying Characteristics of the Vernacular Cottage in Columbia Heights

- Simple rectangular footprint.
- Temple profile in the front facing gable.
- Generally one story in height.
- Some symmetry in the placement of windows and doors on the elevation (fenestration).



This cottage at 4340 2nd Street NE displays all the identifying features



The house at 4959 7th Street NW, located in northwest Columbia Heights, demonstrates how widespread the Vernacular Cottage type is in the community. This house displays an addition with modern window and door placement.

Vernacular Gabled-L Homestead Cottage (circa 1860s-1890)

The Gabled-L layout refers to the non-style-conscious house design that evolved from the rural dwelling of the mid-1800s to the modest village cottage. Simple in layout, and home to an emerging working class, the Homestead dwelling rejected ornate architectural detailing for simple, utilitarian functionality.

Identifying Characteristics of the Gabled-L Homestead Cottage in Columbia Heights

- Minimal architectural detailing.
- Defined by shape, rather than architectural detailing.
- Tri-gabled, in the shape of an L or T, with a front porch or side porches tucked into the crook of the L or T.
- Indigenous brick or wood frame construction with clapboard siding.
- Simple, box-like massing.
- Kitchen almost always in the lesser elevated wing.



The Sullivan House built in 1863 at 5037 Madison Street NE is a good example of the Vernacular Gabled-L house

Italianate (circa 1850s to late 1890s)

The Italianate style evolved from the romantic notion of the northern Italian houses and landscapes depicted in late eighteenth-century paintings. These residences often strongly influenced the architecture of the commercial storefront of the late nineteenth century. A typical Italianate is two to three stories high, is characterized by a square or rectangular shape, and is of stone or wood frame construction.

Identifying Characteristics of Italianate influences in Columbia Heights

- Rectangular or square plan.
- Vertical orientation, with tall windows and doors.
- Wide eaves sometimes supported on large ornamental brackets.
- Projecting door and window crowns, often arched or hooded.



The house on the northeast corner of 45th Avenue and Chatham Road has the profile of an Italianate style house. However, some of the style's detailing has been lost in subsequent modifications. This was the home of the Hilltop Golf Course Manager and sits on a site that once was the southern edge of the course. The golf course closed in 1946 and the site was platted for residential development.

Vernacular Classical Revival (circa 1880-1910)

On the grand scale Classical Revival architecture was America's nod to classical Roman architecture and the ideals represented in the ancient Republic. It draws heavily upon tall entry massing, eave detailing and classical order columns. Early Classical Revival was popular for public buildings as well as residential architecture from the 1770s into the mid-19th century. Classical detailing carried on in vernacular America house design into the first decade of the 20th century.

Identifying Characteristics of Classically Influenced Architecture in Columbia Heights

- Strong vertical orientation with projecting two-story entry.
- May display classical details such as porch columns, dentils and modillion.
- Wide eaves with gable returns at the roofline.
- Shingles and clapboards are frequent exterior wall materials.
- Corner boards defining joining exterior walls.



The Victorian detailed home at 4451 Arthur Street NE is one of the oldest houses in Columbia Heights. It displays a variety of classical features including some level of symmetry in the upper level, wide eaves with modillions (eave brackets), and corner boards. This house appears to have been built around 1900.

Colonial Revival (circa 1925-1935)

In this country the Colonial Revival style dominated domestic architecture throughout the first half of the 20th century. In Columbia Heights the revival styles of architecture are concentrated in the southern portion of the community primarily due to their growth northward from northeast Minneapolis. This is particularly noticeable on the diagonal streets east of Central Avenue that are anchored by Reservoir Boulevard.

The name Colonial Revival came from a rebirth of interest in the early English and Dutch homes prominent along the Atlantic coast. Another source of inspiration came from the colonial style commonly known as Georgian Colonial (1800) and from English architecture of the same period. This renewed interest in classical forms dates from Chicago's Columbian Exposition in 1893.

Identifying Characteristics of Colonial Revival in Columbia Heights

- Symmetrical placement of windows and door on the main facade.
- Side-gabled form.
- Chimneys are often placed to contribute to overall symmetry.
- The standard window is the rectangular double-hung.
- Dutch Colonial Revival examples display Gambrel roofs with two slopes per side.



A fine Colonial Revival style home at 3863 Reservoir Boulevard.



The Gambrel Roof Colonial Revival was a popular revival style as seen here at 1731 Reservoir Boulevard.



This Dutch Colonial Revival house is located at 3966 Reservoir Boulevard.



678 40th Avenue NE displays a Colonial Revival house with a front-facing gambrel.

Colonial Revival: Cape Cod Subtype

A Cape Cod house is a low, broad, single-story frame building with a moderately steep pitched gabled roof, a large central chimney, and very little ornamentation. Originating in New England in the 17th century, the simple symmetrical design was constructed of local materials to withstand the stormy, stark weather of Cape Cod. It features a central front door flanked by multi-paned windows. The space above the 1st floor was often left unfinished, with or without windows on the gable ends.

The style enjoyed a boom in popularity and adaptation to modern needs in the 1930s-1950s, particularly with Colonial Revival embellishments. It remains a feature of New England homebuilding.

Identifying Characteristics in Columbia Heights

- Symmetrical placement of windows and door on the main facade.
- Side-gabled form.
- Dormer windows on the front pitch.
- Chimneys are often placed to contribute to overall symmetry.
- Modest footprint.



3730 Tyler Street NE.

English Revival Cottage—Tudor (circa 1910 to 1935)

This style, often referred to by the layperson as “Tudor,” is a post-Victorian blend of Elizabethan and Jacobean influences. Their popularity in America is linked to an interest in the English Arts-and-Crafts movement, as well as a symbolic nostalgia for the country’s Anglo-Saxon roots. Three major styles of house make up the English Revival: English Cottage, Tudor Revival, and (the fairly rare) English Country House.

Identifying characteristics of the Tudor House

- steep, gabled roofs
- half-timbering embedded in stucco exterior walls
- walls of stone, stucco, or brick, often with mixed colors and materials; stone accents
- a variety of distinctive windows: bays, oriels, and paired casements
- use of arched doors, windows, and/or attached gates



Dr. Jacob S. & Hannah Blumenthal house at 4000 Washington Street shows Tudor influences in its half-timbering.



The house at 3962 Reservoir Boulevard displays the English Cottage influences with its steeply pitched entry roof.

Prairie (circa 1900 to 1920s)

The Prairie style, indigenous to America, was developed and popularized through the Chicago School of Architecture and the work of Frank Lloyd Wright. The horizontal emphasis in the banding of windows and wide overhanging eaves was a philosophical response to the prairie origin of the style. Though pure Prairie styling in an architect-designed home is relatively rare, elements of the style, including banded windows, wide front porches with massive columns, and the wide, symmetrical style, are evidenced in a number of vernacular homes of the time. The American Foursquare, a standard plan with four rooms up and four down around center hallways, is a commonly seen example of this style.

Identifying Characteristics in Columbia Heights

- Low pitched hipped roofs with wide, overhanging eaves.
- Stucco finished walls are most common, followed by brick.
- Horizontal emphasis in the banding of windows.
- Windows are generally casement or double-hung.
- An open plan, integrating all aspects of the home into a unified whole.



This house at 3840 Reservoir Boulevard displays Prairie influences in its stucco exterior and low-pitched roof with wide overhanging eaves. This property also has an American Foursquare appearance.



Another example of the American Foursquare is seen at 562 38th Avenue NE.

Bungalow & Craftsman (1905-1922)

The Craftsman style was influenced by the California designs of the brothers Charles Sumner Greene and Henry Mather Green. The firm of Greene & Greene was located in Pasadena and developed and refined the Craftsman style bungalow between 1893 and 1914. The Craftsman designs were influenced by the English Arts and Crafts movement of the 19th century, and growing interest in the designs of the Far East. The bungalow was popularized in America by the broad distribution of California bungalow magazines in the teens and twenties. The Craftsman home and its variations peaked after the Prairie School influence was waning, and nationally had a period of popularity that stretched from the turn of the century until around 1940.

The term “bungalow” is believed to be derived from the East Asian word “bangia,” referring to a low house with surrounding porches. In mid-nineteenth century India the British built rest houses called “dakbungalows” along main roads. The influence of that Eastern design can be seen in the American bungalow.

Identifying Characteristics in Columbia Heights

- Low-pitched, gabled roof.
- Use of decorative beams and braces under eaves.
- Common use of clapboard and shingled exterior walls.
- Usually one or one-and-a-half stories high.



The Bungalow house is located at 4224 2nd Street NE.



The House at 3942 is a Craftsman with its bracketed eaves.

Modern Residential (circa 1935 to present)

Minimal Traditional

Like the Cape Cod cottages, these dwellings are modest in their footprint. However, they are modern in their styling, displaying relatively few decorative embellishments. They were designed to provide practical, inexpensive housing. Consequently they were popular with soldiers returning from World War II in search of modestly priced housing.

Identifying Characteristics in Columbia Heights

- Relatively low pitched roof profile.
- Side-gabled form.
- Single story.
- Modest footprint.



Brick-faced cottages in the 4900 block in northern Columbia Heights.

Ranch (circa 1945 to late 1970s)

The Ranch home is a twentieth-century vernacular style that grew out of expansion of the middle-class domestic needs of America's postwar population explosion. As soldiers returned from World War II and started new families, there was a growing need for quickly constructed, simple in plan, and affordable homes.

The single-story Ranch home was influenced in style, by the Prairie School work of Midwest architect Frank Lloyd Wright, with its long, horizontal orientation, its low pitched roof, and window banding (ribbon windows). However, the Ranch often took advantage of factory made materials such as imitation stone, pressed fiber wood siding, and metal siding. Short of the vague references to Prairie School, and some use of stone, as influenced by California residential architecture, the Ranch home is generally devoid of historic stylistic detailing.

The Split Level, popular starting in the 1950s, is a variation on the one-story Ranch. The Split Level incorporated an additional story to allow for better separation of living functions, and providing interior interest to the floor plan.

Identifying Characteristics in Columbia Heights

- Single-story residence with a strong horizontal orientation.
- Low pitched gable and hipped roofs.
- Often an exterior attached brick fireplace stack on the gable end.
- Use of a variety of exterior materials including face brick, stone, artificial stone, horizontal wood siding, particle board siding, and/or metal siding .
- Window banding.
- Wide use of "picture windows" with or without flanking side windows.
- Often displaying a garage door at one end of the front façade.



This Ranch House is located at 4990 Johnson Street.



The 4900 block of 7th Street NE displays a row of Ranch Houses with similar brick and stucco facades.



This handsome Split Level Ranch is located at 5050 Johnson Street NE.



Another example of the Split Level Ranch is seen at 1421 Lincoln Terrace.

Mid-Century Modern (circa 1955-1980)

Remaining examples of this style are often architect-designed, high style homes. Many evolved from the teachings and writings of modern architects such as Charles Moore and Robert Venturi, and from commercial and industrial design. These residences generally appear to be multi-faceted blocks, with architectural interest deriving from geometric shape rather than detail.

Identifying Characteristics in Columbia Heights

- Roof variations: either flat (International style) or very pitched (shed style) and sometimes gabled.
- Little to no decorative embellishment.
- Extensive use of natural materials, especially wood siding, often vertical and sometimes at a diagonal.
- Integrated to site and landscaping.
- Form emphasis on geometric shapes.



This minimalist Mid-Century Modern house is located at 5023 7th Street NE.



The house at 4047 Cleveland Street is a fine example of the Shed style Mid-Century Modern design.

Multi-family Apartment Buildings

In our survey of Columbia Heights we encountered very few multi-family apartment buildings that appeared to fall within the study's period of significance. Even the more recent 21st century development south of Huset Park was primarily designed as townhouse units. The exception to the rule would be the multi-family units dedicated for senior citizen.

Residential Architecture Property Resource Types

Single-family homes

- Vernacular
- Architect designed
- National Register properties (none currently)
- Locally designated properties (none currently)

Apartments and multi-unit homes

- Apartments above storefronts
- Multi-family units
- Duplexes and triplexes

Adaptive use housing

Outbuildings

- Carriage houses
- Garages
- Sheds
- Barns
- Other outbuildings

Landscaping and gardens

Sidewalks

Fences and gates

Walls

Residential Architecture Recommendations and Future Actions

In our driving survey of the residential neighborhoods of Columbia Heights the Contractors encountered two residential sites that appear to merit further contextual research to determine if they should be considered for future eligibility evaluations. They include an early wood frame house and large yard at 4451 Arthur Street NE, and an early doctor's home/office at 4000 Washington Street NE.

The Arthur Street Victorian House and Grounds (4451 Arthur Street NE)

The Contractors drove most of the community's residential streets in search of features or structures in addition to the Sullivan farmhouse that might date back to the pre-suburban growth period of the Village of Columbia Heights. Through that survey only one residential property, a Victorian-era house, was found that appeared to date to the late-19th or very early-20th century time period. Located directly across the street from the southeast corner of the Minneapolis Waterworks the property is an intact, two-story, classical revival style residence surrounded by a large wooded yard.



The Arthur Street house and grounds looking to the east and northeast.

The elderly owner of the property, who has lived in the house for well over half a century, said that she and her husband purchased the house in the mid-1900s. At the time of the purchase the previous owner told them that the house was part of a farm that stretched easterly from the house. Further research will need to be completed to determine the broader use of the land.

Because there appears to be no other house like it in the area, much less in the city, and since the house maintains nearly all of its architectural integrity and some of its contextual landscaping, the Contractors believe that the property has a significant story to be told. We recommend that the City support a more comprehensive evaluation of the ownership and use of the property to determine what significant part of Columbia Heights' history it represents. This may eventually lead to evaluation and designation under Criteria A, or possibly B depending upon the ownership findings.

The Dr. Jacob Solomon & Hannah Rachel Blumenthal House/Office

The home, located at the northwest corner of 40th Avenue and Washington Street, is a stone and half-timber residence/office once owned by community's first Jewish doctor. Dr. Blumenthal was born in Romania circa 1900 and went to medical school at the University of Minnesota. Dr. Blumenthal began his medical practice from a second story office at 3988 Central Avenue. By the early 1940s the Rosenthal family had built a home 4000 Washington Street NE and a medical office at 585 40th Avenue NE. The adjacent structures are on the southeast corner of the city block that was the former site of the Forest Park amusement center. (Parsons, 59)(1940 United States Federal Census)



Dr. Jacob S. & Hannah Blumenthal Tudor Revival style house on Washington Street and his medical office at 585 40th Avenue NE.

The Tudor Revival residence and the Moderne style commercial building both still display matching stucco finishes and shingle treatments.

Both Jacob and Hannah Blumenthal, an educator, were significant supporters of the Allergy program at the University of Minnesota and have been recognized for their leadership through the Medical School's J.S. and H.R. Blumenthal Memorial Lectureship Series. (*Immunology.umn.edu website*)

More research is needed to determine if either or both of the buildings qualify for evaluation for a National Register designation Criteria A, or possibly B based upon the Blumenthal's' contributions to the study of immunology.

- A few homes in the area may be suited for National Register inclusion. These are listed in the Recommendations and Further Actions for the study as a whole, along with some non-residential sites.
- In order to accurately assess cultural resources, and prioritize the nominations for residential properties, Columbia Heights should consider completing a reconnaissance survey of its residential housing stock.
- Columbia Heights should conduct outreach to city residents regarding architectural styles and preservation techniques. Such information would allow homeowners to understand their home's distinguishing features, and assist them in planning for the preservation of their property. Such outreach should not ignore elements such as outbuildings, landscape, fences, walks, and other details. Ideally, this process would occur through some sort of residential design guidelines.

Lost Resources of Columbia Heights

The idea of Lost Resources for Columbia Heights is a tricky one, because, to some extent, Columbia Heights' identity is bolstered on its lost resources. The milling plants, the Forest Park amusement block, early schools, police stations, municipal buildings, and many of the early commercial structures have been lost through time in the name of improvements. It is not surprising that a community that is trying to define and redefine itself has lost much of its early historic fabric. This is not unusual for "improvement" to be defined as something new as opposed to something of historic vintage.

Although many of the resources were lost early on, some by fire, several are far more recent where the land was considered more valuable than the historic building upon it. Columbia Heights should use this context study as a springboard to develop a plan for the retention and preservation of known historic resources.

The list of lost resources throughout the city is too long to be practically included herein.

Major Lost Resources include:

All farms

Early roller mills and the Keller Wagon Works

Railroad lines and streetcar lines including the Minneapolis Filtration Plant Railway

Early School buildings. What remained of the Oakwood School was demolished in 2020.

Early municipal buildings

Cargill

Hilltop Golf Clubhouse

Architecturally Modified Resources include:

1907 Columbia Hotel, now serving as a privately-owned social service residence

1920 Fire Station at 40th Avenue and 7th Street NE, modified as part of the municipal building

1922 Silver Lake School, now part of the First Lutheran Church complex

1939 WPA Columbia Heights Field House, now known as John P. Murzyn Hall

General Study Recommendations and Future Actions

As mentioned in the Introduction, historic contexts have a number of important primary purposes:

- to serve as a framework for evaluating historic resources
- to provide a set of organizational tools for categorizing the past
- to stand as a planning tool for guiding future development while incorporating the past
- to act as a rallying point for educational and outreach activities.

These contexts will help Columbia Heights to “build its future from its past.” They will also grow and change as the city develops its cultural resource priorities.

Each individual context in this study contains its own list of “Recommendations and Future Actions,” which can be changed, amended, added to, or deleted as priorities change. These recommendations offer specific, context-related suggestions to further the historic preservation agenda in Columbia Heights, particularly with regards to guiding future preservation efforts, interpreting sites and increasing public buy-in. With many lost resources, not only should the city be concerned with concrete next steps, but also building an agenda for preservation citywide.

One important next step that the city could take would be to complete a full cultural resources survey. Although such an initiative is quite large and time-consuming, it could be completed by a team of enthusiastic volunteers under professional leadership.

To date the City does not appear to have had any significant historic resource documentation aside from the 1977 Visual Reconnaissance Survey of Twin Cities Suburbs, Surveyor: Mario Dabrowski, Supervisor: Charles W. Nelson, the Anoka County Historic Sites list that was active in the 1980s at the Anoka County Historical Society, an architectural survey completed by Peterson Environmental Consulting, Inc. at the Minneapolis Waterworks in 2004, and the reconnaissance survey work for mid-century modern architecture by DOCOMOMO/US/MN.

As well as suggesting National Register nominations, Columbia Heights should develop a local nomination process. A local designation would help to identify significant resources and offer them a level of appropriate protection, while also increasing public participation. There are a number of properties that would be suitable for such designation, including several of the existing railroad resources, the Sundgaard house, the Swanson house, and others.

Columbia Heights has lost too many of its historic elements. It should work to preserve the important ones that remain, and beyond preserving them, should develop interpretation and outreach plans so that its residents understand the importance of these resources. The City should create a “Top 10” (or 20, or 30) list of resources it will not stand to lose. It should also make clear to the public that simply recognizing the history of something (such as photographing it before demolition), or collecting parts of it for a history display (such as saving an architectural feature) is not the same as preserving the building.

Finally, the City needs to be vigilant in educating that replication is not the same as preservation. Tearing down a building, and then creating a new one in its place in a historic style, is not preservation, and actually stands counter to the Secretary of the Interior’s Standard’s. See Appendix II page 83.

Other cities have been successful in using completed context studies as a kind of training and introduction manual for new city members. Such a use would be an excellent way to ensure that the Commission has a standard basis of knowledge and shared goals for the future.

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Letness, Tom, owner of the Heights Theater.

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Appendices

Appendix I • Secretary of the Interior's Standards for Rehabilitation

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Resources

The following publications contain more detailed information about the Standards.

Weeks, Jay D. and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction of Historic Buildings*. Washington, D.C.: Heritage Preservation Services, U.S. Department of the Interior, 1995. 188 pp.

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Appendix II • Evaluation Criteria for Listing on the National Register of Historic Places

The National Register Bulletin titled: “How to apply the National Register Criteria for Evaluation,” published by the Cultural Resources division of the National Park Service, includes information on how to evaluate the wide range of properties that may be significant in local, state, and national history. These criteria are applied to extant resources being evaluated for their contribution to our cultural heritage and used to decide if a property qualifies for the National Register of Historic Places.

The Criteria for Evaluation reads:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Additional Criteria Considerations include:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Appendix III • Historic Preservation Tax Credits

While there are many reasons to preserve, restore, rehabilitate, and recycle older buildings, financial incentives can be the most tangible. Financial incentives for rehabilitation have been developed on the state and national levels. With the implementation in 2010 of the Minnesota rehabilitation program, improvements to historic commercial properties have never been more feasible for the property owner.

Historic Preservation Tax Credit Program Benefits

The Historic Preservation Tax Credit Program benefits the owner, the occupants, and the community by:

- Encouraging protection of landmarks through the promotion, recognition, and designation of historic structures
- Increasing the value of the rehabilitated property and returning underutilized structures to the tax rolls
- Upgrading commercial districts and neighborhoods and often increasing the amount of available housing and commercial space within the community.

Federal Historic Preservation Tax Credit Program

Historic Preservation Tax Credits are available to building owners interested in substantially rehabilitating historic buildings. Commercial, industrial and rent producing residential structures that are listed on the National Register of Historic Places or are a “contributing” structure within a National Register district may qualify for a 20% investment tax credit. Buildings not currently on the National Register may use tax credits if they become listed or are determined eligible for listing.

Federal Program Provisions

To qualify for the Investment Tax Credit, a property owner must:

- Have a certified historic structure. To be certified, the building must be listed individually on the National Register of Historic Places or be a contributing part of a historic district that is either listed on the National Register or certified as eligible for the National Register
- Use the building for an income-producing purpose such as rental-residential, commercial, agricultural, or industrial
- Rehabilitate the building in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” and “Guidelines for Rehabilitating Historic Buildings.” The National Park Service (NPS), with advice from the Minnesota State Historic Preservation Office, determines whether a project meets the standards.
- Spend an amount greater than the building’s adjusted basis (roughly the current depreciated value of the building not including land value) on the approved rehabilitation project
- Complete the work in a timely manner. Projects must meet the minimum expenditure test within a two-year measuring period, but applicants may take up to five years to complete a phased project if the plans and specs are approved in advance of construction.
- Pay a fee to the NPS; the fee shall be no less than \$250 and no greater than \$2,500 and shall be based upon the qualifying rehabilitation expenditures.

Minnesota Historic Preservation Tax Credit Program

In 2010 the State of Minnesota enacted a 20% historic preservation tax credit program. Minnesota’s state historic preservation tax credit will allow a state income tax credit equal to 20 percent of the cost of rehabilitating a qualifying historic property. The program mirrors the federal rehabilitation tax credit, a provision that has been in place since 1979. Projects are eligible to claim the state credit if they are allowed the federal credit, a program which requires properties to be listed in the National Register of Historic Places or contributing structures within a

National Register Historic District to qualify. Minnesota currently has over 1,600 listings in the National Register representing almost 7,000 individual properties. Projects must be income producing to use the credit, therefore, homesteaded residential projects are not eligible.

The Minnesota program allows the project proposers to choose either a certificated, refundable credit or grant option. The state grant, like the tax credit, comes at the completion of the project, and is equal to 90 percent of the allowable federal rehabilitation tax credit. The grant option may have some advantages in the syndication of tax credits, and widens the investor pool by allowing individuals, teams, and/or non-profit organizations to participate in the state program.

Minnesota Program Provisions

The state provisions are the same as the federal provisions, with the exception that the tax credit would be available for a property that is any of the following:

- Listed on the National Register of Historic Places.
- Certified as a contributing element of a National Register Historic District.
- Certified as historic by local heritage preservation commission or Certified Local Government.

Appendix IV • Theme Related Documents
Courtesy of the Minnesota Historic Preservation Office

Thomas and Margaret Sullivan Farmhouse National Register of Historic Places Registration Form Draft prepared in 1988 by Philip Aasen.

John & Margaret Sullivan Farmhouse Nomination form 1988

The SHPO file contains a 1988 draft of a National Register of Historic Places Registration Form submitted by Philip Aasen with the following information hand printed (*italics*) on it:

AN-CHC-002

Enclosures_1) copy...

2) Col. Hts. bicentennial ...

3) p 2-3 from book "Columbia Heights – Bootstrap Town"

1. Name of Property	<i>Sullivan Farm House</i>		
historic name	<i>Same</i>		
2. Location	<i>5037 Madison St. N.E. –Columbia Heights , MN. 554</i>		
street & number	<i>5037 Madison St. N.E.</i>		
city, town	<i>COLUMBIA HEIGHTS</i>	vicinity	<i>50th Madison (w of Central)</i>
state	<i>MINNESOTA</i>	code	<i>55421</i> county <i>Anoka</i> code zip code <i>55421</i>

3. Classification

X private

6. Function or Use

Historic function

5 B R wood-frame farm house. Headquarters of Sullivan farm. It was home for pioneer settler and township official John Sullivan – his wife Margaret and children. (DOMESTIC/dwelling)

Current Functions

Private residence (one section is apartment) (DOMESTIC/DWELLING)

7. Description (see pictures)

traditional two-story wood-farm house with long front porch and brick chimney. There is an original basement. Excellent example of Pioneer Minnesota farm house.

Materials

Foundation	<i>cement</i>
Walls	<i>wood-frame</i>
Roof	<i>shingle with brick chimney</i>

Describe present and historic physical appearance. *(same) 5 BR. – 2 story – long front porch – wood frame structure*

The historic Sullivan farm house is located at 5037 Madison St. N.E. in Columbia Heights (Anoka County). It is the oldest house in Columbia Heights and one of the oldest in the metro area on its original site.

The farm originally contained 120 acres and was purchased by prominent pioneer settler John Sullivan on May 5, 1863. Construction of the home commenced shortly thereafter. Around the turn of the century the Sullivan property had expanded to 640 acres.*

John Sullivan was elected to the first board of Manomin Township (now Columbia Heights, Fridley, and Hilltop) in 1870. He also served as treasurer. He grew grain (potatoes, corn, hay) and also produced mill. Sullivan died in 1886 and the land was farmed by the Sullivan family until 1938.

**- See enclosed deed copy*

8. Statement of Significance

Areas of Significance

*History, Architecture
(as example of type)*

Period of Significance

1863

Significant Dates

1863

Significant Person

*John Sullivan – prominent
Landowner and Manomin official*

State Significance of property

The Sullivan farm house, one of five bedrooms and two stories, served as an important local point for area farms. For example, there was a dance pavilion where neighbors socialized on weekends. John Sullivan's grave in St. Anthony Cemetery at 28th & Central Ave. N.E. is one of the earliest in that cemetery. (Sullivan was born in Ireland and had lived in Boston and Mpls.)

Historically the Sullivan name is the best known in the Columbia Heights area (just north of Mpls.) There is a Sullivan Dr., Sullivan Lake and Sullivan Lake Park. The Sullivan Shores townhomes have been advertised on WCCO radio by well-known personality Steve Cannon.

The house faces east and west because the road originally went east from the property toward Central Ave. Madison St. goes north-and-south so and(sic) observer sees the side of the house when travelling up Madison St. The Sullivan home retains its early appearance and siting. The two barns are gone and the neighboring homes were built 100 years later than the Sullivan house. It is in good condition.

9. Major Bibliographical References

*Columbian Heights: Bootstrap Town by Irene Parsons © 1986 (1)
Columbia Heights: A Historical Sketch -1976 bicentennial project by P. Aasen (2)
Goodrich's History of Anoka County (1905) (3)*

10. Geographical Data

Acreage of property

60 x 167.57 feet (originally 120 acres)

Verbal Boundary Description

*Lot 4 except the east 111'. Block 1, Lyndale Builders 2nd Addition Anoka Co. MN. – Legal Description
(Lyndale Builders built modern homes in the neighborhood)*

11. Form Prepared By

The Columbia Heights Historic Context Study

Item A.

name/title	<i>Philip Aasen – contributing writer (reporter) – former Col. Hts. City Adm. Aide</i>		
organization	<i>Northeaster newspaper</i>	date	<i>Oct. 6, 1988</i>
street & number	<i>4836 Stinson Blvd. N.E. (home)</i>	telephone	<i>primary 571-0643 (home)</i>
city or town	<i>Columbia Heights</i>	state	<i>Minnesota 55421</i> <i>(bus Tel. 788-9003 secondary number)</i>

(I have written an upcoming story on the Sullivan farm for the Northeaster newsletter)

See attachment to article by Philip Aasen, SHPO file # AN-CHC-002

**1977 Visual Reconnaissance Survey of Twin Cities Suburbs, Surveyor: Mario Dabrowski,
Supervisor: Charles W. Nelson.**

1977 VISUAL RECONNAISSANCE SURVEY OF TWIN CITIES SUBURBS

Suburb: Columbia Heights

Date of Survey: 8 August 1977

Surveyor: Mario Dabrowski

Supervisor: Charles W. Nelson

Contents of File:

- (a) Survey Narrative
- (b) Community Survey Form
- (c) Community/Municipality Map
- (d) USGS Quad(s) of Community/Municipality:
 Minneapolis North Quad
 New Brighton Quad
- (e) Photo Survey Forms

RECOMMENDATIONS:

INVENTORY:

Properties identified for addition to local inventories as those having architectural/visual interest are listed as follows: (Marked on USGS with red asterisk)

None

NATIONAL REGISTER ELIGIBILITY:

None of the properties listed above are recommended for nomination to the National Register based upon information gathered in this survey. Consideration should be given, however, based upon community interest and information produced through further research.

SURVEY NARRATIVE...

45th Avenue N.E. and Main Street to 37th Avenue N.E. to 2nd Street to 40th Avenue N.E. to 3rd Street NE. to 37th Avenue N.E. to University Avenue (47) to 40th Avenue. Along Main Street there is an abundance of residences circa 1930s-40s with scattered residences circa 1960's. There are roughly two industrial sites west of Main Street in the area of 37th Avenue and 38th Avenue N.E. The only building of visual interest in this section of Columbia Heights is a residence circa 1870's (Photo 14A, 15A, C.S. 01978) located at 3915 Third Street N.E. Unfortunately this circa 1870s residence does not qualify for the Inventory. All other residence in the area are circa 1950s-60s.

40th Avenue N.E. to Lookout Place to 5th Street N.E. to 37th Street N.E. to University Avenue back to 5th Street to Quincy Street to 39th Avenue N.E. to Jackson Street to 40th Avenue N.E. to Mill Street to 5th Street to 40th Avenue to 4th Street. The majority of residences here are circa 1950's-60's with some exceptions which are as follows. On 37th Avenue between 5th Street and University Avenue stands three or four residences circa 1900s of no visual interest. Other residences circa 1900-10 are located in the vicinity of 38th Avenue and 39 Avenue and Quincy Street in addition to some residences circa 1920's. One building appeared to have visual interest although the structure does not qualify for inclusion to the Inventory. That building is the Columbia Heights Field House circa 1959 located at 530 Mill Street N.E. (Photo 16A, C.S. 01978). One of Columbia Heights' commercial districts is located on 40th Avenue and photo 17A, C.S. 01978 clearly shows this.

4th Street N.E. to 44th Avenue to 5th Street to 40th Avenue to 6th Street to 43rd Avenue to 7th Street to 45th Avenue to Washington Street to 40th Avenue to Jefferson Street to 44th Avenue. A wide variety of circa dates are evident but most of the residences are circa 1940s-50s. On Washington Street there stands one residence circa 1917-20 but not worth nothing at all. Similarly on Washington Street there stands a residence circa 1920s-30s but again of no architectural significance. On Jefferson Street a couple of residences circa 1910 were spotted though the residences were not architecturally significant.

44th Avenue to Madison Street to 40th Avenue to Monroe Street to 42nd Avenue to Quincy Street to 40th Avenue back to 44th Avenue on Quincy Street to Central Avenue (65) to 37th Avenue. Excluding the buildings that constitutes the commercial district on Central Avenue, which incidentally are mixed in the circa dates, ranging from circa 1910s all the way to 1970s, though nothing visually interesting was spotted the residential area mentioned above had a number of circa 1930s residences in the vicinity of 43 Avenue and Quincy Street. The residences circa 1930s that are of no architectural consequence stand amid residences circa 1950s-60s.

37th Avenue via Central Avenue (65) to 49th Avenue to Madison Street. Past 44th Avenue traveling north to 49th Avenue on Central Avenue we witness further the commercial district circa 1960s. From 49th Avenue to Madison Street the survey of Columbia Heights ended that is after a photograph (Photo 21A - C.S. 01978) was taken of a residential area circa 1960s.

Previous finding on pedestrian bridges in Columbia Heights from the *Minnesota Bridge Inventory 1955-1970* prepared in 2012 by Mead 7 Hunt, Inc.

AN-CHC-006

Pedestrian bridge #02017, built in 1967 over MN 47 near 49th Avenue NE and 1.7 miles south of junction with Trunk Highway 695, was recommended as not eligible for the National Register in the Minnesota Bridge Inventory 1955-1970.

This bridge does not have a direct and significant association with an important historic transportation system, program, or policy identified through contextual research, nor does it illustrate the evolution of a bridge type or represent an important variation in the design, fabrication, and construction of a bridge type. Additionally, it is not a distinguishable representation of a master's work and does not possess high artistic values as identified through contextual research. Therefore, this bridge is recommended not eligible for the National Register under Criterion A and C.

AN-CHC-007

Pedestrian bridge #02021, built in 1970 over MN 65 9Central Avenue NE) .7 miles south of junction with Trunk Highway 964 was recommended as not eligible for the National Register in the Minnesota Bridge Inventory 1955-1970.

This bridge does not have a direct and significant association with an important historic transportation system, program, or policy identified through contextual research, nor does it illustrate the evolution of a bridge type or represent an important variation in the design, fabrication, and construction of a bridge type. Additionally, it is not a distinguishable representation of a master's work and does not possess high artistic values as identified through contextual research. Therefore, this bridge is recommended not eligible for the National Register under Criterion A and C.

**Information for the State Historic Preservation Office
Inventory Files Pertaining to the City Of Columbia Heights Minnesota**

This report was generated from the cultural resources database for Columbia Heights. The database search is only for previously known archaeological sites and historic properties.

Because the majority of archaeological sites in the state and many historic/architectural properties have not been recorded, important sites or properties may exist within the search area and may be affected by development projects within that area. Additional research, including field surveys, may be necessary to adequately assess the area's potential to contain historic properties or archaeological sites.

CEF – Considered Eligible Findings are made when a federal agency has recommended that a property is eligible for listing in the National Register and MN SHPO has accepted the recommendation for the purposes of the Environmental Review Process. These properties need to be further assessed before they are officially listed in the National Register. These properties may need to be reassessed for eligibility under additional or alternate contexts.

Properties without designations in the reports may not have been evaluated and therefore no assumption to their eligibility can be made. Integrity and contexts change over time, therefore any eligibility determination made ten (10) or more years from the date of the current survey are considered out of date and the property will need to be reassessed.

INVENTNUM	PROPNAME	ADDRESS	CEF					
AN-CHC-001	Minneapolis Waterworks	4500 Reservoir Blvd.	Y	30	24	25	SW-SE	New Brighton
AN-CHC-002	Sullivan Farm House	5037 Madison St.		30	24	26	NE-SE-NW	Minneapolis North
AN-CHC-003	Heights Theater	3951 Central Ave. NE		30	24	35	SE-NE-SE	New Brighton
AN-CHC-004	Doctor Hoff Daniel Good Medical Office	3825 Central Ave. NE		30	24	36	NW-SW-SW	New Brighton
AN-CHC-005	Columbia Heights High School	825 41st Ave. NE	Demolished					
AN-CHC-006	Bridge 02017	Pedestrian Bridge MN 47 1.7 mi. S of Jct. TH 694		30	24	35	SW-NW	Minneapolis North
AN-CHC-007	Bridge 02021	Pedestrian Bridge MN 65 .7 mi. S of Jct. TH 694		30	24	26	NESE	New Brighton
AN-CHC-008	75 MG Reservoir	4500 Reservoir Boulevard	Y	30	24	25		New Brighton
AN-CHC-009	Columbia Heights Filtration Plant	4500 Reservoir Boulevard	Y	30	24	25		New Brighton
AN-CHC-010	Pump Station 7	4640 Chatham Rd.	Y	30	24	25		New Brighton
AN-CHC-011	Pump Station 8	4500 Reservoir Blvd.	Y	30	24	25		New Brighton

AN-CHC-001, 008, -009, -010, -011 are resource files associated with the Minneapolis Water Works system located in Columbia Heights. All five of these resources have been surveyed in the past and found eligible for designation, however, there does not appear to have been any additional action taken upon their listing.

File AN-CHC-002 contains a hand written National Register nomination form for the “Sullivan Farm House” at 5037 Madison Street NE. The nomination was prepared by Philip Aasen of Columbia Heights circa 1988. In response Susan Roth of SHPO in a November 28, 1988 letter requested further information on the property before eligibility to the Register could be considered. No response to the letter was filed. The Sullivan Farm House file also contains some notes from a 1977 reconnaissance survey of a few Columbian Heights residential streets. The survey was supervised by Charles Nelson from SHPO.

File AN-CHC-003 contains a collection of articles and correspondence regarding the Heights Theater at 3951 Central Avenue NE.

File AN-CHC-004 contains a inventory form and newspaper article about the Doctor Good Medical Office at 3825 Central Avenue NE.

The Columbia Heights High School (AN-CHC-005) has been demolished and recently replaced by the Columbia Heaths Public Safety Building.

Two bridges NA-CHC-006, -007 were recommended as not eligible for National Register under Criterion A and C by Mead & Hunt's *Minnesota Bridge Inventory 1955-1970*.



AGENDA SECTION	RECOGNITION
MEETING DATE	9/12/2022

ITEM:	Recognition of the 2022 Northern Lights Awards									
DEPARTMENT:	Administration	BY/DATE: 9/2/2022								
<p>CITY STRATEGY: <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table> <tr> <td>Safe Community</td> <td>X Diverse, Welcoming "Small-Town" Feel</td> </tr> <tr> <td>Economic Strength</td> <td>Excellent Housing/Neighborhoods</td> </tr> <tr> <td>Equity and Affordability</td> <td>X Strong Infrastructure/Public Services</td> </tr> <tr> <td>X Opportunities for Play and Learning</td> <td>X Engaged, Multi-Generational, Multi-Cultural Population</td> </tr> </table>			Safe Community	X Diverse, Welcoming "Small-Town" Feel	Economic Strength	Excellent Housing/Neighborhoods	Equity and Affordability	X Strong Infrastructure/Public Services	X Opportunities for Play and Learning	X Engaged, Multi-Generational, Multi-Cultural Population
Safe Community	X Diverse, Welcoming "Small-Town" Feel									
Economic Strength	Excellent Housing/Neighborhoods									
Equity and Affordability	X Strong Infrastructure/Public Services									
X Opportunities for Play and Learning	X Engaged, Multi-Generational, Multi-Cultural Population									

BACKGROUND

Every year, the Minnesota Association of Government Communicators, a statewide non-profit composed of communications and community engagement staff from all government organizations within the state, holds the Northern Lights Awards to honor special achievements in a range of categories. Out-of-state judges score all entry submissions and choose to recognize winning entries in one of four awards categories: merit, bronze, silver, and Northern Lights. The bronze, silver, and Northern Lights awards go to one entry in each category while the merit awards may go to multiple submissions. In 2022, the City of Columbia Heights earned four MAGC awards.

PRESENTATION ITEMS

In 2021, the City won:

- Northern Lights 1st Place in the category of Community Engagement for "[Roll Call, a CHPD Podcast](#)"
- Northern Lights 1st Place in Photography for Fire Burn Demo photo
- Silver Award, 2nd Place in website design for the City's website redesign
- Bronze Award, 3rd Place in Special Events for the 2021 Centennial Celebration

Administration staff will present the MAGC award trophies and speak briefly on the winning submissions.



CITY COUNCIL MEETING
City Hall—Council Chambers, 590 40th Ave NE
Monday, August 22, 2022
6:00 PM

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

MINUTES

The following are the minutes for the Meeting of the City Council held at 7:00 pm on Monday, August 22, 2022, in the City Council Chambers, City Hall, 590 40th Avenue NE, Columbia Heights, Minnesota.

CALL TO ORDER/ROLL CALL

Mayor Márquez Simula called the meeting to order at 7:00 pm.

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

Absent: Councilmember Murzyn, Jr.

Also Present: Lenny Austin, Police Chief; Kelli Bourgeois, City Manager; Erin Butler, Social Worker; Aaron Chirpich, Community Development Director; Jim Hoeft, City Attorney; Sara Ion, City Clerk; Ben Sandell, Communications Coordinator; Dan O'Brien, Assistant Fire Chief; Nicky Bohm, City Resident; Kyle Bohm, City Resident; Anja Bohm, City Resident; Veronica Johnson, City Resident; Rachel James, City Resident

MISSION STATEMENT

Our mission is to provide the highest quality public services. Services will be provided in a fair, respectful and professional manner that effectively addresses changing citizen and community needs in a fiscally-responsible and customer-friendly manner.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion by Councilmember Buesgens, seconded by Councilmember Novitsky, to approve the Agenda as amended. All Ayes, Motion Carried 4-0.

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

A. Childhood Cancer Awareness Month Proclamation

Mayor Márquez Simula proclaimed September 2022, "Childhood Cancer Awareness Month" and read the City's proclamation.

Nicky Bohm, Kyle Bohm, and Anja Bohm accepted the proclamation. Ms. Bohm stated that in 2020 they were devastated to hear that their child, Anja, had cancer. She said they have a lot of support in their lives but those within the community has also stepped up to help and thanked them for their support. She stated that there are several people who do not

have support like they have had, and this proclamation honors every child that is living, going through treatment, or has passed away. She thanked the Council for the proclamation.

B. Constitution Week Proclamation

Mayor Márquez Simula proclaimed September 17-23, 2022, “Constitution Week” and read the City’s proclamation.

Police Chief Austin accepted the proclamation. He stated that he was thankful the U.S. Government set forth the proclamation. He encouraged everyone to go to the National Constitution Center website for resources on government processes and structure. He stated that the police department has used some of their resources to develop initiatives to include the work within the adult education center.

C. Recognition of the 2022 Outstanding Citizen of the Year Veronica Johnson

Mayor Márquez Simula stated that when Veronica Johnson heard she was named the 2022 Columbia Heights Outstanding Citizen of the Year, her first thought was of all the other people in town just as, if not more, deserving of the honor as she is.

Mayor Márquez Simula read a quote from Johnson: “There are so many people more worthy of this title. It’s so easy to volunteer in this town. I’m just one of the many people who show up.”

Johnson wanted her selection and recognition to be an opportunity to remind her fellow residents of all the ways they can get involved in the community. The City keeps a running list of volunteer and service opportunities on its website at www.columbiaheightsmn.gov/volunteer where information can be found about: Adopt-a-Drain, Anoka County Community Action, Athletic Boosters, the City Beautification Committee, Big Brothers Big Sisters, Bitty Kitty Brigade, Community Farmers Market, First Lutheran Church, Friends of the Library, HeightsNEXT, Kiwanis, Key Club, Lions Club, the City’s Multicultural Advisory Committee, the Monarch Pledge, Neighborhood Watch, Rotary, the Sister Cities Committee, Southern Anoka Community Assistance (SACA), Government Advisory Commissions, City events and sponsorship opportunities, and Toastmasters, as well as a few paying public service opportunities like working as an election judge or being an on-call firefighter. Community organization or non-profits that would like to be added to the list can email details to bsandell@columbiaheightsmn.gov.

As for Johnson, she is the current president of the local Kiwanis Club, a longtime member of the Sister Cities group and American Association of University Women, a regular volunteer at SACA, Community United Methodist Church, and the League of Women Voters, an Anoka County Recycling Ambassador, a regular Adopt-a-Drain participant, a dependable election judge, member of the Community Centennial Committee, and regular volunteer at City events.

She was nominated by Dolores Strand and Karen Karkula and selected by the Mayor in consultation with last year's Outstanding Citizen winners. The Council and audience applauded.

Johnson accepted the proclamation. She stated she honored, she lives in a wonderful community and loves the City. She said if anyone wants to volunteer to look on the City website or reach out to any organizations or even her. She thanked the Council for the recognition and her family for being in attendance.

Coordinator Sandell encouraged the community to think about 2023 nominations. Applications are available online at www.columbiaheightsmn.gov/outstanding and they are due on April 24, 2023. He stated that Drake Pham won the youth award last year, but no nominations were received for 2022. He further said that they are also accepting nominations for 14-18 year olds within the City for youth nominees. He added that the youth commission deadline is September 9, 2022.

Mayor Márquez Simula stated that being a recipient of this in the past, it is an honor, and encouraged the community to submit nominees; former recipients Drake Pham and Delores Strand who were in attendance agreed.

D. Police Staff Introduction: Erin Butler, Social Worker

Chief Austin introduced Social Worker Butler and stated that having these now two social worker positions have had an immediate impact; he thanked the Council for their support.

He stated that Butler has a bachelor's in political science and English, a Master of Social Work and Mental Health, a Master of Jurisprudence and Family Law. Her work experience includes serving as a Crisis Clinician with Anoka County Mobile Crisis Response and working as an Embedded Social Worker at the City of Brooklyn Park, where she received an award for assisting police negotiators in a crisis situation. Chief Austin continued, she's been a Hennepin County Long Term Services and Support Assessor, worked with Mental Health Resources Inc. as a Housing First Case Manager and volunteered with Tugman Legal Clinics, worked as a Social Worker at Edward Hines V.A. Hospital and been a Social Work Intern at American Red Cross.

Social Worker Butler stated she is grateful to be there and to be working on this program; she's passionate about working with mental health and law enforcement. She added that this is a fantastic opportunity, and she is looking forward to working in the community.

E. Annual Report Presentation

Communications Coordinator Ben Sandell stated that every year, the City of Columbia Heights produces an annual report compiled by administration Staff using information submitted from all departments summarizing activities and major accomplishments from the year. The Annual Report is useful as an informational resource for the public, a reference for Staff and the City Council, a historical record, a research guide, and a snapshot of the City and its employees at a specific period.

Coordinator Sandell presented printed documents of the 112-page 2021 Annual Report to the City Council and gave a brief overview of what the report includes. The Annual Report is composed of two forms of information: overview and detailed. It includes photos, summaries, feature stories, and information graphs for casual readers. It also includes more detailed and technical information from each department for readers looking for specific reference points or who want to take a deeper dive into the workings of the City in 2021.

The report will be made available online on August 22, 2022, at www.columbiaheightsmn.gov/reports. Sandell added that there are also additional reports from prior years, up to nine years. Additional print copies will be available to view at City Hall and the Library in early September. It will also be added to the Laserfiche archives.

Mayor Márquez Simula stated that the report looks fantastic and is easy to navigate and understand the information.

Councilmember Buesgens said she likes all the photos and that Sandell is making it a “historical document”.

CONSENT AGENDA

Motion by Councilmember Jacobs, seconded by Councilmember Novitsky, to approve the Consent Agenda as presented. All Ayes, Motion Carried 4-0.

- 1. Approve August 1, 2022 Special City Council Meeting Minutes**
MOTION: Move to approve the August 1, 2022 Special City Council meeting minutes.
- 2. Approve August 1, 2022 City Council Work Session Meeting Minutes**
MOTION: Move to approve the August 1, 2022 City Council Work Session meeting minutes.
- 3. Approve August 8, 2022 City Council Meeting Minutes**
MOTION: Move to approve August 8, 2022 City Council meeting minutes.
- 4. Approve August 12, 2022 Special City Council Meeting Minutes**
MOTION: Move to approve the August 12, 2022 Special City Council Canvassing meeting minutes.
- 5. Accept April 21, 2022 Charter Commission Meeting Minutes**
MOTION: Move to Accept the April 21, 2022 Charter Commission meeting minutes.
- 6. Second Reading of Ordinance 1678, Establishing a Single-Family Rental Moratorium**
MOTION: Move to waive the reading of Ordinance No. 1678, there being ample copies available to the public.
MOTION: Move to approve Ordinance No. 1678, being an interim ordinance establishing a moratorium within the city on new rental license applications for single family homes, and

direct staff to send a summary of the ordinance, as presented, for publication in the legal newspaper.

7. Second Reading of Ordinance 1679, Establishing a Moratorium on the Production and Sale of Edible Cannabinoid Products Containing Tetrahydrocannabinol (THC)

MOTION: Move to waive the reading of Ordinance No. 1679, there being ample copies available to the public.

MOTION: Move to approve Ordinance No. 1679, being an interim ordinance establishing a moratorium on the production and sale of edible cannabinoid products containing tetrahydrocannabinol (THC), and direct staff to send a summary of the ordinance, as presented, for publication in the legal newspaper.

8. Second Reading of Zoning Ordinance 1680 (Map Amendment) Rezoning of Property

MOTION: Move to waive the reading of Ordinance No. 1680, there being ample copies available to the public.

MOTION: Move to approve Ordinance No. 1680, being a zoning ordinance (map) amendment pertaining to the rezoning of the City's municipal liquor store sites from GB, General Business to PO, Public and Open Space, and direct staff to send the summary ordinance as presented to the City's legal newspaper for publication.

9. Approval of TK Elevator's Bid to Complete the Elevator Modernization at the 4025 Van Buren Municipal Parking Ramp

MOTION: Move to accept the proposal from TK Elevator, in the amount of \$144,339, for the modernization of the elevator equipment in the municipal parking ramp located at 4025 Van Buren St; and furthermore, to authorize the City Manager to enter into an agreement for the same.

10. Approve Purchase of New Public Access Computers and Related Software

MOTION: Move to approve the purchase of Dell computers and monitors from Everyday Technology in the amount of \$29,280.00, Windows Enterprise and Microsoft Office from TechSoup in the amount of \$2,712.00 and DeepFreeze from Faronics in the amount of \$1,580.16.

11. Approve Change Order for Gould Avenue Concrete Curb and Gutter and Storm Sewer, Project 2208

MOTION: Move to approve Change Order amending the Transfer Agreement with Alatus in the amount of \$44,642 for concrete curb and gutter, driveway aprons and sidewalk, and \$16,177 for storm sewer, to be funded through the City's Infrastructure Fund 430 and the City's Storm Water Fund 604, respectively.

12. Approve Change Order No. 2 to Meyer Contracting for Central Avenue Sanitary Sewer Improvements, City Project 2204

MOTION: Move to approve Change Order No. 2 to Meyer Contracting, Inc. in the amount of (\$25,893.35) deduction, for a revised contract amount of \$1,793,701.94, for Central Avenue Sanitary Sewer Improvements, Project 2204.

13. Rental Occupancy Licenses for Approval

MOTION: Move to approve the items listed for rental housing license applications for August 22, 2022, in that they have met the requirements of the Property Maintenance Code.

14. License Agenda

MOTION: Move to approve the items as listed on the business license agenda for August 22, 2022 as presented.

15. Review of Bills

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$1,173,593.12.

PUBLIC HEARINGS

- 16. Proposed Rental License Revocation for the Property at 4610/4612 Washington Street NE**
Assistant Fire Chief O'Brien reported that this item is for consideration of revocation of the rental license for the property at 4610/4612 Washington Street NE, as property code violations remain uncorrected.

He stated that on June 27, 2022, inspectors for the City of Columbia Heights, inspected the property described above and noted violations. A compliance letter listing the violations was mailed by regular mail to the owner at the address listed on the Rental Housing License Application. That on July 29, 2022, inspectors for the City of Columbia Heights performed a re-inspection and noted that violations remained uncorrected. A Statement of Cause was mailed via regular mail to the owner at the address listed on the rental housing license application. That on August 12, 2022, inspectors for the City of Columbia Heights checked records for this property and noted that the violations remained uncorrected.

That based upon said records of the Enforcement Office, the following conditions and violations of the City's Property Maintenance Code were found to exist, to-wit:

- a. Shall repair/replace non-functioning carbon monoxide detector in 4610 main floor common area.
- b. Shall investigate electrical issues in 4610 kitchen and laundry room to include non-functioning electrical outlets, refrigerator plugged in with extension cord, fuses blowing, etc. All electrical equipment, wiring, and appliances shall be installed and maintained to the Minnesota State Building Code.
- c. Shall grant access to 4612 for inspection.
- d. This property is licensed as a duplex rental property. Inspectors have noted that a third unit has been added and multiple families are occupying the property. Owner has 30 days to contact the city of Columbia Heights Building Official at (763) 706-3670 and obtain the permits and inspections to make this property a legal triplex or the third illegal unit must be removed to bring the property into compliance.

Assistant Fire Chief O'Brien stated that the owner asked for an extension on one of the items, but it was on the condition that the other items were completed, which they were not.

Mayor Márquez Simula asked if it had three units and if the third unit has been removed. Assistant Fire Chief O'Brien stated it is built as a duplex and the third unit is currently illegal, so it is a condition.

Mayor Márquez Simula opened the public hearing.

No one wished to speak.

Motion by Councilmember Novitsky, seconded by Councilmember Jacobs, to waive the reading of Resolution 2022-75 there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Motion by Councilmember Novitsky, seconded by Councilmember Buesgens, to adopt Resolution 2022-75 being a resolution of the Council revoking the rental license for 4610/4612 Washington Street NE, in that the property has not met the requirements of the Property Maintenance Code. All Ayes, Motion Carried 4-0.

ITEMS FOR CONSIDERATION

17. **Conditional Use Permit for Dynamic LED Sign at Municipal Liquor Store #3**

Chirpich reported that the City of Columbia Heights has requested approval of a conditional use permit (CUP) to allow the installation of a dynamic LED sign upon its Top Valu municipal liquor store #3 site located at 5225 University Avenue NE. The LED sign is proposed to comprise the bottom one-half of an existing pylon sign which presently exists upon the site. The existing sign measures 100 square feet in area (per side) and 25 feet in height. Currently, the pylon sign advertises the former Goodyear tire store and municipal liquor store #3. This conditional use permit request coincides with the planned expansion of the liquor store to include the former Goodyear tire store space.

Chirpich stated that as a result of the liquor store expansion, the pylon sign will advertise the sole occupant of the building, that being Top Valu Liquor. The current, "Top Valu Liquor" sign will be removed to comprise the top one-half of the pylon sign. The subject site was recently rezoned from General Business (GB) to Public and Open Space (PO). Within the PO District, dynamic signs which are utilized on existing pylon signs are allowed by conditional use permit (per Section 9.106(P)(8) of the Sign Code). The GB only allows dynamic LED signs on monument signs (by CUP).

Chirpich noted that the CUP meets the goals of the comprehensive plan and zoning ordinance. In review of the City's application, and other relevant materials, Staff finds the request to be reasonable and believe the proposed sign will not negatively impact the health, safety, or welfare of the City, its residents, and property owners. On August 3, 2022, the Planning Commission voted 3-1 (three members were absent) to recommend

approval to the City Council on this matter. During their deliberations, the commission members requested that Staff add a condition of approval to ensure that the sign will be used to convey general City messaging and announcements, and not just be used for liquor store advertising. This condition has been added to the resolution.

Staff recommends that the City Council approve the conditional use permit as presented, subject to the conditions listed:

1. The dynamic LED sign shall not occupy no more than 60 percent of the actual copy and graphic area. The remainder of the sign shall not have the capability to have dynamic LED signs, even if not used. Only one, contiguous dynamic display area shall be allowed on a sign face.
2. The dynamic LED sign shall not change or move more often than once every ten seconds, except for when changes are necessary to correct hour and minute, date, or temperature information.
3. A display of time, date or temperature information may change as frequently as once every five seconds, however information displayed not relating to the date, time or temperature shall not change or move more often than once every ten seconds.
4. The images and messages displayed shall be static, and the transition from one static display to another shall be instantaneous without any special effects. Motion, animation and video images shall be prohibited.
5. The images and messages displayed on the LED sign shall be complete in themselves, without continuation in content to the next image or message or to any other sign.
6. The LED sign shall be designed and equipped to freeze the device in one position if a malfunction shall occur. The displays shall also be equipped with a means to immediately discontinue the display if it malfunctions.
7. The dynamic LED sign shall not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.
8. The dynamic LED sign shall have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one-half hour before sunset and one half-hour after sunrise.
9. To ensure "public use" of the dynamic LED sign, the City shall use the sign to display messaging and announcements of importance and general concern to the residents of Columbia Heights in addition to advertising for the liquor store.

Councilmember Jacobs asked if the signage is consistent with the other liquor stores, the library, and city hall. Chirpich stated that the purpose is to convey message general to the City, but all the signs at the other locations, besides the one at City Hall, are monument signs versus this one is a pylon sign.

Mayor Márquez Simula asked how the public had an opportunity to express concerns and referred to the signs at the high school and the changes that had been made to turning it off at night. Chirpich stated that residents could voice a concern, but the nits are listed in

the conditions, but they could be adjusted if needed. He said that there was a public hearing at the planning commission and there were some calls received in regard to the sign but they were addressed; there were no major concerns expressed.

Mayor Márquez Simula asked why it is not a monument sign and why a pylon wasn't requested at other locations. Chirpich said that the allowance for pylon signs in the PO district predates his time with the City but it allows for city messaging; it's a higher speed road so having a higher sign makes sense in that vicinity and it already exists so it can be utilized in this way per City code.

Motion by Councilmember Buesgens, seconded by Councilmember Novitsky, to waive the reading of Resolution 2022-68, there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Motion by Councilmember Buesgens, seconded by Councilmember Jacobs, to adopt Resolution 2022-68, a resolution approving a conditional use permit for a dynamic LED sign for a municipal liquor store within the City of Columbia Heights, Minnesota, subject to conditions outlined within the resolution. All Ayes, Motion Carried 4-0.

Ordinances and Resolutions

18. Approval of Resolution 2022-76, a resolution approving the Declaration, The Heights, CIC #342, Anoka County, Minnesota which recites ownership rights, responsibilities, easements, restrictions and conditions between BPOZ Columbia Heights, LLC and the City of Columbia Heights

Manager Bourgeois reported that they are nearing the final steps to close on the new city hall condominium space and there are two final documents needing Council approval before closing can occur. She added that she understands they are lengthy documents and gave the Council the opportunity to go over them more in detail at a special meeting before final action if needed.

Manager Bourgeois stated the first document is the Condominium Declaration. This document provides details regarding ownership rights and responsibilities for all of the property including the City's space, the multi-family and café space, areas that will be under common use, such as hallways, and areas that are under common ownership but with restricted use. The document establishes that the City will have 6% ownership of the total facility with BPOZ, LLC retaining ownership of the remaining 94% of the facility. This is the calculation that will be used to determine maintenance and depreciation costs as well as insurance and other common expenses. This is consistent with the original discussions with those estimates being 95/5%.

Manager Bourgeois added that the attorneys and Staff are continuing to work through some minor edits to the document but do not anticipate any further substantive changes at this point. Therefore, Staff is comfortable bringing the document forward for your approval with a condition in the resolution that states the document may yet be subject to

modifications that do not alter the substance of the transaction and that are approved by the Mayor and the City Manager. Given this, Staff recommends approval of the Declaration as presented.

Councilmember Jacobs stated she would like to have time to read through it.

Councilmembers Buesgens and Novitsky stated they were fine moving forward with the documents. Mayor Márquez Simula agreed.

Motion by Councilmember Buesgens, seconded by Councilmember Novitsky, to waive the reading of Resolution 2022-76, there being ample copies available to the public. A roll call vote was taken. 3 Ayes, 1 Nay (Jacobs opposed). Motion Carried 3-1.

Motion by Councilmember Buesgens, seconded by Councilmember Novitsky, to approve Resolution 2022-76, a resolution approving the Declaration, The Heights, CIC #342, Anoka County, Minnesota which recites ownership rights and responsibilities, easements, restrictions and conditions between BPOZ, LLC. and the City of Columbia Heights. A roll call vote was taken. 3 Ayes, 1 Nay (Jacobs opposed). Motion Carried 3-1.

19. Approval of Resolution 2022-77, a resolution approving the Bylaws, The Heights, CIC #342, Anoka County, Minnesota which establishes the operations of the Board of Directors of the Heights Owners Association

Manager Bourgeois stated that as with the previous Declaration agenda item, the second document is the Condominium Bylaws. This document establishes the operations and governance of the Board of Directors for the Owners Association. This document has been complete for a period of time but is the last piece to the process and therefore is the last for Staff to bring to the Council for approval.

Manager Bourgeois noted that there should be no additional edits to this document however the same condition language was retained as was in the Declaration to allow for grammatical modifications provided they do not alter the substance of the transaction and they are approved by the Mayor and the City Manager. Staff recommends approval of the Bylaws as presented.

Motion by Councilmember Novitsky, seconded by Councilmember Jacobs, to waive the reading of Resolution 2022-77, there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Motion by Councilmember Novitsky, seconded by Councilmember Buesgens, to approve Resolution 2022-77, a resolution approving the Bylaws, as pertaining to The Heights, CIC #342, Anoka County, Minnesota which establishes the operations of the Board of Directors of the Heights Owners Association. All Ayes, Motion Carried 4-0.

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

Councilmember Buesgens reported that she still volunteers at the Blooming Sunshine Gardens; they harvested some corn and are waiting on tomatoes; she attended the police “Eat-and-Greet” at Huset Park; attended SACA’s open house; attended the City’s employee picnic; she continues to water the City Hall and Murzyn Hall flower pots; attended the Mayor’s Monarch Festival where it was busy, and the taco truck had to bring in another truck to keep up with demand; she picked up peaches from the local Kiwanas Club and made several dishes with them; and attended “Cone with a Cop”. She looked to Staff in regard to rumors that there is a pickleball court being installed at Prestemon Park and hoped to have an update at the next meeting for the public to when it may open. She acknowledged several of the kids that are part of the soccer program since 2014 that Mr. Guyed runs, Strikers Sports Academy, which trains students within the City: Mohamed Qaid, current Anoka College soccer player and former Minnesota United youth player, he traveled to Canada and Germany to represent Minnesota United Soccer Club; Anas Mohamed, current Anoka College soccer player, who was a Columbia Heights varsity player in 2022; Mahad Qaid, currently on St. Croix ECNL team and was a Columbia Heights varsity player in 2022; Amjad Mohamed, currently on St. Croix ECNL team and Columbia Heights varsity player, he’s a state ODP soccer program, Amjad is being selected to represent Minnesota’s 2007 boys’ soccer in 2022. She stated that the City doesn’t have a permanent soccer field within the City and thanked Mr. Guyed that he is doing this and hoped that soccer fields could be added in the future.

Councilmember Jacobs apologized for missing the recent events as she was out of town. She stated she attended a non-city related conference in Washington and spoke to the Secretary of Labor, Marty Walsh, regarding the new state legislation that is being passed around the country regarding THC products. She said she continues to volunteer weekly at SACA and they are in need of volunteers; food shortages and cost continue to rise so donations are needed more than ever; she had five resident reach outs this week.

Councilmember Novitsky stated they he attended the police “Eat-and-Greet” at Huset Park; attended the Movie in the Park and worked at the Lions beer garden; he said there is another this coming week on Wednesday which he will be there again, at the Harry Potter movie. He added that with school starting, and talking about soccer, he knows from being at the last Booster meeting that the soccer teams are full, and he agreed with Councilmember Buesgens that a soccer field is needed with the City.

Mayor Márquez Simula stated she chaired and attended the bilingual Monarch Festival at Sullivan Park where 350 people attended; attended the SACA open house; she said she is a monthly donor and that \$40 a month will feed a family of four, with the buying power that SACA has. She attended the League of Women Voters summer picnic and meeting; attended the rotary’s “Operation Pollination” meeting; she received peaches from the Kiwanis and made peach bread. She stated that the Harry Potter movie that is coming up is sponsored by the Sister Cities group and that she attended the City employee picnic.

Report of the City Manager

Manager Bourgeois said that youth commission applications are being accepted, the deadline is September 9, 2022. Movie in the Park last week was well attended, and the next one is Harry Potter’s Goblets of Fire, at Huset Park at 8:00 pm and sponsored by the Sister Cities Group.

20. 2023 Budget Book Distribution

She added that the draft of the City Manager’s budget for 2023 was distributed to the Council per the Charter and will be discussed further at upcoming meetings.

COMMUNITY FORUM

Mayor Márquez Simula opened the community forum.

Rachel James, City resident, stated that the community is waiting to hear the progress on the investigation that the Council has voted for and what the status is. She said that there has been a lot of recent negative press of the City and its made people wonder if it’s a welcoming community to residents of color. She stated she is thankful for the code of conduct for the Council and wasn’t aware of it until this incident; she cited Chapter 13: “the professional and personal conduct of Councilmembers must be above reproach and avoid the appearance of impropriety. Members should refrain from abusive conduct, personal charges, or verbal attacks upon the character or motives of other members of the Council, boards, commissions, Staff, or the public intended to disrupt, not further, the City’s business”. She stated she appreciates the code and hopes the results will be shared with the community.

ADJOURNMENT

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

Meeting adjourned at 8:05 pm.

Respectfully Submitted,

Sara Ion, City Clerk/Council Secretary



ECONOMIC DEVELOPMENT AUTHORITY
Public Safety Building—Training Room, 825 41st Ave NE
Tuesday, July 05, 2022
6:00 PM

MINUTES

The meeting was called to order at 6:00 pm by Chair Szurek.

CALL TO ORDER/ROLL CALL

Members present: Connie Buesgens; Kt Jacobs; Nick Novitsky; Amáda Márquez-Simula; Marlaine Szurek

Members absent: Gerry Herringer; John Murzyn, Jr.

Staff present: Kelli Bourgeois, City Manager; Aaron Chirpich, Community Development Director; Minerva Hark, City Planner; Sara Ion, City Clerk; Alicia Howe, Administrative Assistant

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Approve the minutes of the regular EDA Meeting of May 2, 2022
2. Approve the minutes of the special EDA Meeting of May 9, 2022
3. Approve financial reports and payment of bills of April 2022 and May 2022 – Resolution No. 2022-14

Motion by Jacobs, seconded by Novitsky, to approve the Consent Agenda as presented. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2022-14

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTHS OF APRIL 2022 AND MAY 2022 AND THE PAYMENT OF THE BILLS FOR THE MONTHS OF APRIL 2022 AND MAY 2022.

WHEREAS, the Columbia Heights Economic Development Authority (the “EDA”) is required by Minnesota Statutes Section 469.096, Subd. 9, to prepare a detailed financial statement which shows all receipts and disbursements, their nature, the money on hand, the purposes to which the money on hand is to be applied, the EDA's credits and assets and its outstanding liabilities; and

WHEREAS, said Statute also requires the EDA to examine the statement and treasurer's vouchers or bills and if correct, to approve them by resolution and enter the resolution in its records; and

WHEREAS, the financial statements for the months of April 2022, and May 2022 have been reviewed by the EDA Commission; and

WHEREAS, the EDA has examined the financial statements and finds them to be acceptable as to both form and accuracy; and

WHEREAS, the EDA Commission has other means to verify the intent of Section 469.096, Subd. 9, including but not limited to Comprehensive Annual Financial Reports, Annual City approved Budgets, Audits and similar documentation; and

WHEREAS, financials statements are held by the City’s Finance Department in a method outlined by the State of Minnesota’s Records Retention Schedule,

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Columbia Heights Economic Development Authority that it has examined the referenced financial statements including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statements are acknowledged and received and the check history as presented in writing is approved for payment out of proper funds; and

BE IT FURTHER RESOLVED this resolution is made a part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 5th day of July, 2022

Offered by: Jacobs
Seconded by: Novitsky
Roll Call: All ayes of present.

President

Attest:

Assistant Secretary

BUSINESS ITEMS

4. Façade Improvement Grant Program Expansion, Central Avenue NE

Forney reported that during the last EDA meeting commissioners brought a concern about a few businesses that are still not included in the range of the Façade Improvement Grant program. During the discussion the commission gave staff the guidance to further research the effects of expanding the grant program further up central Ave. Some of the commissioners expressed concern about the inclusion of the many franchises that inhabit the northern part of Central Avenue. Staff is bringing forth a few options, along with examples of how changes to the program may include or exclude certain businesses.

Forney reviewed the options with the EDA. He stated the first option in increasing the coverage of Central Avenue is to expand the program from 47th Avenue to 50th Avenue. Making this expansion adds 17 new businesses to the eligible business list; eleven of these have locations solely in Columbia Heights. Some examples would be Big Marina, Asia Chow Mein, Heights Bakery, and Crafty Crab. While six franchised/multiple location businesses would be included in the expansion; Sonic, Taco Bell, Jimmy Johns, and Savers.

The second option is very similar to option one but extends the Façade Improvement Grant to encompass all of Central Avenue. This change would add 38 new businesses to the eligible business list; 16 of these have locations solely in Columbia Heights. Some examples that extend beyond those in the first option are: Griffis Car Care, Quick Fix, E & M Beauty Supply, Great Health Nutrition, and Diaa Barber. Twenty-two franchised/multiple location businesses would be included in the expansion including Chipotle, La Casita, Domino's, Wendy's, and Speedway.

It is important to note that in the past the EDA has approved certain local, regional, and nationally recognized chains and franchises for the program. For example, Dairy Queen and Midas, which received grants in 2020 and 2018, are nationally recognized franchises which are locally owned. Previous decisions prioritized improvements made to the existing structure rather than the type of business that applied.

The very first option researched by Staff was to put a limit on the age of approved buildings. Staff dove into the idea of excluding any buildings built after the year 2000. In compiling data Staff chose to focus on the section of Central Avenue in question from 47th to 53rd in Columbia heights. Of the 22 franchised/multiple location businesses, 12 would be unable to receive the grant. Some examples are Chipotle, KFC, Taco Bell, and Sonic. While regionally and nationally recognized franchises make up a large part of northern Central Avenue. Many of the buildings were built in the 1970's and 1980's and have been retrofitted for their current use. Staff did not review all the properties in the grant area, but from a widespread blanket review, the exclusion of buildings built after 2000 would have little effect on the rest of the grant area.

Community development Staff also explored the idea of eliminating franchises from the program. In speaking with the City Attorney, this would be a gray area requiring more research and would be unfavorable if there are other ways available to achieve the EDA's goals. By eliminating all franchises from the program, locally-owned and locally-active franchises would also be barred from utilizing the program.

To date the Façade Improvement Grant Program has been an effective and selective program. Six applicants have been rejected due to not meeting the grant programs criteria or by recommending improvements which were deemed not enough of a change/improvement. This is exemplified by a business located at 4111 Central Avenue, which applied two years in a row for a signage update. The EDA determined not to approve the application because the sign was just an updated version of the current one. In the end, the EDA has ultimate authority over whether or not to approve a Façade Improvement Grant applicant for a multitude of reasons, if the EDA can clearly articulate why an improvement does not meet the programs guidelines or goals. This is clearly articulated in the application agreement on page two. By utilizing the current language, the EDA can limit

applications that attempt to utilize the grant to cover normal maintenance. If the EDA would like to take it one step further, language such as “Projects determined by the EDA to be normal maintenance are considered ineligible” could be added to the program. While this language would more directly mitigate the issues brought forth by the EDA, it would also limit certain projects that in the past that were approved.

If the EDA would like to include more small businesses in the program while limiting the use of the grant for routine maintenance, Staff recommends expanding the program from 47th to 50th and maintaining the current language of the program. By engaging in selective processing of grant application, which is currently done, the EDA maintains the authority to be flexible but decisive in how the program achieves its goals. By only expanding from 47th to 50th, the EDA limits the number of franchises and newer buildings that are included in the grant area, while adding 11 small businesses which could utilize the program.

Questions/Comments from Members:

Jacobs asked if historically the franchise businesses have been included in the program. Forney and Chirpich concurred that they have and gave examples of both the Midas and Dairy Queen.

Jacobs stated that there is a difference between a corporate-owned franchise and a private-owned franchise, and she would lean towards excluding corporate-owned franchises, which have larger budgets for improvements and are less likely to support or donate to the community.

Jacobs asked about including the language regarding buildings that are built after 2000, and how many would be excluded now versus a few years ago and stated it would concern her to now exclude them. Forney said that there are very few that would be excluded.

Jacobs stated that she was in support of adding language regarding excluding regular maintenance.

Jacobs asked about when Staff referenced businesses “solely within Columbia Heights” and clarified if any location that was out of the City, even if they had multiple locations, would not receive funding. Forney concurred that it was for only those located within the City.

Szurek stated that there was a building on 40th Avenue that received funding for painting their building and repairing the fence, which she believes to be “normal maintenance”. Chirpich said there was some stucco repair as well and he wasn’t sure if the fence was part of it. He added that the EDA debated the funding of that project.

Jacobs asked if it could be up to the discretion of the EDA for what normal maintenance is. Chirpich stated it is that way currently but there could be a clause added that defines what maintenance could be.

Szurek said that most of the corporate businesses would be excluded if the area stops at 50th Avenue.

Buesgens stated there is still All Pets Animal Hospital that would be cut out of the area. She added that any corporate businesses that are newer than 2000 would be excluded.

Chirpich said that the City Attorney has recommended not putting in the business construction year.

Szurek said she didn't believe corporate franchises should qualify because they have corporate support and asked if the language would need to be changed to indicate it's at the discretion of the EDA.

Novitsky stated he would like to keep the language the same but just expand the area to 50th Avenue and eventually 53rd Avenue. He further stated that the current language indicates the EDA has discretion over funding projects from corporate franchises and privately-owned franchises and putting restrictions on may limit the number of applications.

Further discussion ensued regarding the discretion of the EDA on funding corporate projects.

Jacobs asked if there could be a timeframe in place for if a business sells after the improvement that they have to pay back the grant.

Novitsky stated that he would like the language to remain the same and just expand the area. Márquez-Simula agreed.

Buesgens said that she would like it to include all Central Avenue up to 53rd Avenue and that corporate owned businesses could be evaluated on a case-by-case basis. She asked if a question regarding if they receive corporate funding support for remodeling could be added to the application.

Buesgens asked if La Casita was split between two cities. Several EDA members confirmed the entire property is located in the City.

Buesgens asked if an amount of \$500-1,000 for landscaping could be defined. Novitsky said he thought that could be added later once the expansion of the area has been in place for a while.

Buesgens asked if there has been a year where the full budget was used. Forney indicated there has not, but the years with cameras it has got close; he indicated that hardscaping is currently included. Chirpich stated that "plantings" trends towards the maintenance side.

Buesgens asked if the Olson Plumbing building is occupied because the paint is peeling, there isn't activity, and there are vehicles parked there. Chirpich stated they aren't aware of anything.

Jacobs stated she would be in favor of holding it at 50th Avenue this year and expanding next year. Buesgens and Márquez-Simula said they were in favor of expanding to 53rd Avenue.

Szurek expressed concern about the expansion to 53rd Avenue and corporate businesses being included. She stated she hopes the ones who need the funding will apply.

Further conversation regarding the inclusion of corporate businesses, denying those projects, and the possible legal implications ensued.

Staff polled the EDA commissioners on expanding the area to 50th Avenue or 53rd Avenue; the majority chose 53rd Avenue.

Motion by Jacobs, seconded by Buesgens, to expand façade improvement grant to 53rd Avenue on Central Avenue. All eyes of present. MOTION PASSED.

5. 3841 Central Avenue NE and 670 40th Avenue NE Discussion

Forney reported that this item is to discuss the issue of 3841 Central Avenue and 670 40th Avenue. Both properties are owned by the EDA and City respectively. It is important for Staff to receive an idea of how the EDA would like to move forward regarding both properties. This issue has been revisited many times over the past few years and Staff would like to finalize any projects or transfers with regards to the properties. Ultimately Staff are looking for guidance on how the EDA would like to handle each situation.

Forney stated that 3841 Central Avenue was purchased in in 2017 for \$200,000 due to the property being commercial non-conforming. After being purchased, Staff worked with Greater Metropolitan Housing Corporation (the "GMHC") to possibly move the house rather than demolish it. During the planning phase, GMHC developed a PRO-FORMA which found that after purchasing the house from the City for a dollar, moving the house, and selling the house they would be in the negative for approximately \$72,153. GMHC came back to the EDA asking if the EDA would provide gap funding for that amount. At the November 6, 2017, meeting the EDA approved the sale of the house for a dollar but did not approve any gap funding. In 2018, Staff along with GMHC brought forth a separate plan which included moving the house to a City owned property at 670 40th Avenue. With this, the City would sell both the house and the lot to GMHC for \$1.00 apiece. GMHC would move the house from 3841 Central Avenue to 670 40th Avenue but requested gap financing of \$25,000 dollars. The motion for gap financing passed the EDA, 4-2, and the project was referred to the Council. The public hearing never occurred, and the project ceased.

Forney gave the EDA options regarding the future of 3841 Central Avenue. Currently there are utilities, insurance, and other management costs that continue to pile up the longer the property sits vacant. If the EDA would like to reconsider the option of moving the house, the process would require much more staff time without the assistance of the GMHC. The PRO FORMA from 2019 estimated that moving the house would cost a total of approximately \$293,500. If moved to 670 40th Avenue, Staff believes the house could be sold for approximately \$300,000 dollars. Add in the \$200,000 initial cost and all the estimated deposition costs \$22,655. The project comes out to a net loss of approximately \$216,155 in 2019. This estimate was gathered by utilizing some of the original PRO FORMA along with bids from contractors. It is assumed that the price of the project would be inflated by a minimum of 16% if it follows the Consumer Price Index and possibly much more with the current market for construction services and materials. This also does not take into

account the amount of Staff time that would be dedicated to receiving bids, approving bids, and managing contractors for the complex project. The final option is to demolish the site in preparation for future development. With an initial cost of \$200,000 and a demolition cost of approximately \$25,000, the total loss for 3841 Central Avenue would be approximately \$225,000. Some of this cost could then be recovered by the sale of 670 40th Avenue for redevelopment which was discussed next.

Forney explained the property's history and stated that in 2008, the owner of the property located at 670 40th Avenue NE (formerly known as 666 40th Avenue), reached out to the City via the letter in the packet to inquire about donating the property. Located on the property was a 2-story commercial/residential building that had been used as a dental laboratory. Over time the structure had been vacated and sat in disrepair. As soon as Staff had received the letter, they began to work with the owner's attorney to obtain ownership documents approving the donation of the property. In 2011, before the donation could be executed, the building was posted as hazardous due to a broken pipe that flooded the basement. The structure continued to decline and in 2012 the EDA found that the donation could not be accepted due to outstanding title obligations. In 2016, the title issues had been resolved and the donation of the property had been accepted. Staff worked to demolish the structure on the lot, and it has been empty since then. The donation was accepted with the assumption that the City would keep the lot as an access to the park. The EDA of 2012 decided that the property would be used as a park access due to the zoning issues of the property and the account in the letter submitted, stating that the property had sometimes been used as an access to Huset Park. The property was and still is zoned limited-business which prohibits the lot from being redeveloped as a single-family home. EDA members showed interest in the redevelopment of the lot as a single-family home but chose to forego rezoning the lot to maintain it as a part of the park. All of this is exemplified by the minutes of the EDA meeting dated November 5, 2012, Resolution 2012-15, states the property is being accepted as a park, but there was no formal action taken solidifying that to a deed or any other legal documentation.

There are a multitude of paths forward for the property including the one mentioned with regards to 3841 Central Avenue. If the EDA does not want to take up the redevelopment of the site, or if the Council would like the property to remain a park access. Staff will forward on the results of the discussion to the parks department and allow them to proceed with any recommendations or ideas.

If the EDA would like to redevelop the site, it has multiple options. Developing a single-family residential unit on the property fits in line with the current makeup of the nearby properties. As stated above, the property is currently zoned limited-business. Which does not allow for any creation of single-family residential, even as a conditional use. In order to redevelop single-family on the lot Staff would recommend adding single-family homes as a conditional use to the limited-business district. By adding the conditional use the limited-business district would maintain its commercial focus but allow for selective residential in the Transitional Development District. In the 2040 Comprehensive Plan the Limited Business District, which is called the Transitional Development District, is described as "Commercial/retail development will consist of a mix of neighborhood service-oriented development and varying densities of residential development." The goals set by the comp plan state that "development in this area will focus on strengthening the

residential character of 40th Avenue and allow for opportunities of neighborhood retail/commercial activity.” Currently, the makeup of the limited-business zoned properties on 40th Avenue is 33 single/multi-family residential lots and nine commercial lots. Any change to the conditional use would also affect the other areas zoned limited business. Currently University is made up of 25 limited business lots, and Central has 17 lots. Ultimately the comp plan removes all limited business sections other than 40th Avenue and adds one to the western part of University Avenue between 37th and 40th Avenue. In the past Staff have been approached by single family developers interested in the site.

A small multiple-family structure is another possible redevelopment for the site. Currently limited business zoning allows for the development of multi-family housing within the district. The lot would like to require through the proposal process. In the past Staff have been approached by small multifamily developers interested in the site.

As stated before, the property had been a commercial building in the past. A small commercial redevelopment of the site is possible but may prove difficult. Following the Comprehensive Plan, there are no issues with having a small commercial building on the site, yet, many of the small commercial buildings on 40th Avenue remain vacant, bringing into question the viability of a small commercial space on the lot. The Limited Business District allows for a multitude of neighborhood like businesses. As mentioned earlier, many of the neighboring properties are made up of residential units which may be opposed to commercial on the site.

Both of the properties have complex pasts, and it is beneficial to devise a solid plan for the future of both sites. For 3841 Central Avenue, Staff recommends the demolition of the site in order to prepare it for redevelopment. The costs of such an endeavor have only increased since the last PRO FORMA and the Staff time required for such a complex project exceeds many of the perceived benefits. The EDA had the chance to move the house in the past but even with the help of a nonprofit, the cost was too prohibitive. With regards to 670 40th Avenue, Staff recommends redevelopment of the lot. We have received interest from a variety of residential developers that have proposed high quality projects ranging from single-family to small-multifamily residential. With the addition of single-family conditional uses to the district, the City retains the right to be selective in the transitional nature of the Limited Business District.

Questions/Comments from Members:

Buesgens stated she would be disappointed to demolish the house, but it was expensive to relocate, and that they are going to lose money either way. She also said that residents have expressed interest in preserving the big tree on 40th Avenue; if they lot could be sold but preserve the tree otherwise keep it for access to Huset Park.

Jacobs said she agreed with Buesgens on 3841 Central Avenue but that she would like to see a single-family built at 670 40th Avenue. Szurek agreed with Jacobs about the single-family home.

Novitsky said he agreed with demolishing the house on Central Avenue and would like the property at 670 40th Avenue to be a walkway or more greenspace.

Márquez-Simula agreed about the greenspace and stated that improvements to Huset Park could be done to include a walking path, creating a separate entrance into the park.

Chirpich said that this vacant lot is going to be difficult to develop in the limited-business district area, especially if the Council isn't for a duplex or a tri-plex. Hark stated that the code would have to be changed in order to accommodate a single-family home in the limited-business district and the site is very small. Chirpich stated it could still accommodate a code-compliant small single-family home.

Chirpich stated that this lot is too small for there to be interest in building commercial on the first floor and residential above.

Jacobs suggested that the lot at 670 40th Avenue could be sold to offset some of the cost from the loss for the property at 3841 Central Avenue.

Márquez-Simula stated that she thinks the two properties need to be looked at independently when making a decision about them.

Further discussion regarding the park access and how it has naturally become one, and the current and possible landscaping took place.

Buesgens asked what the value of the lot is. Forney estimated the market value to be between \$75,000-\$100,000.

Buesgens suggested that the cost of making it a greenspace be investigated. The EDA asked for more research to be completed on the options for 670 40th Avenue.

OTHER BUSINESS

Buesgens asked if in the future the EDA and Council could consider purchasing more than a half block at a time on Central Avenue for redevelopment. Szurek agreed and stated that Central Avenue is the only area that really can be done for redevelopment, and there are just small half blocks owned by the City throughout the area with houses in between.

ADJOURNMENT

Motion by Márquez Simula, seconded by Jacobs, to adjourn the meeting at 7:00 pm. All ayes. MOTION PASSED.

Respectfully submitted,



Alicia Howe, Administrative Assistant



PLANNING COMMISSION
City Hall—Council Chambers, 590 40th Ave NE
Wednesday, August 03, 2022
6:00 PM

MINUTES

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 pm by Vice Chair Kaiser.

Commissioners present: Connie Buesgens, Laurel Deneen, Stan Hoium, Tom Kaiser, Mark Vargas

Commissioners absent: Clara Wolfe, Mike Novitsky, Eric Sahnaw

Also present: Aaron Chirpich, Community Development Director; Alicia Howe, Administrative Assistant; Bob Kirmis, Planning Consultant; Floyd Josnik, VFW Post 230 Representative; Kevin Gilbertson, City Resident

APPROVE MINUTES

1. **Approval of May 3, 2022 Planning Commission Meeting Minutes**
2. **Approval of June 7, 2022 Planning Commission Meeting Minutes**

Motion by Vargas, seconded by Hoium, to approve the Planning Commission Meeting Minutes of May 3, 2022, and June 7, 2022. All ayes. MOTION PASSED.

PUBLIC HEARINGS

3. **Zoning Ordinance (Map Amendment) - Rezoning of Property**

Introduction: Chirpich reported that the City of Columbia Heights has initiated the rezoning of its three municipal liquor store sites from General Business (GB) to Public and Open Space (PO). Specifically, the rezoning of the following properties is proposed: Top Valu Liquor Store #1 located at 4950 Central Avenue NE, Top Valu Liquor Store #2 located at 2107 37th Avenue NE, and Top Valu Liquor Store #3 located at 5225 & 5233 University Avenue NE.

The intent of the rezoning request is to apply zoning designations to the three liquor store sites which reflect their ongoing “public use.” The PO District specifically references “publicly owned and operated facilities” as a permitted use.

Chirpich further noted that the two items before the commission tonight are related, as dynamic LED pedestal signs are only permitted within PO; Staff is unclear why these properties were left out of the rezoning previously.

To be noted is that the City's parks, and other municipal building sites (including City Hall, the Library and Public Works building) were similarly rezoned to Public Open Space in 2008. Also, to be noted is that no changes in land use are proposed as a result of the rezoning.

Comprehensive Plan: All three liquor store sites are guided for "commercial use" by the City's Comprehensive Plan. As previously indicated, no changes in land use are proposed as a result of the proposed rezoning. In this regard, the existing municipal liquor store uses will remain intact. Thus, the existing land uses are consistent with the directives of the City's Comprehensive Plan which directs commercial uses upon the various sites.

Zoning Ordinance - Lot Requirements: In consideration of the proposed zoning changes, it is considered worthwhile to examine the minimum lot requirements imposed in the PO zoning district to determine whether the rezoning action will result in the creation of non-conforming lot and/or setback conditions.

A comparison of minimum lot requirements between the GB and PO districts were provided. While the lot area, width and parking setback requirements in the PO District are less restrictive than those imposed in the GB District, the building setback requirements in the PO District are more restrictive.

Both Liquor Store #2 and Liquor Store #3 presently overlay two parcels of land and are occupied by buildings which are bisected by side property lines. As a result, the buildings do not meet the minimum 5-foot side yard setback requirement which is imposed in the PO District. To eliminate this issue, it is recommended that the two parcels which comprise each site be combined.

Liquor Store # 2 exhibits a lot depth of 260 feet which, under PO District zoning, would result in a minimum rear yard setback requirement of 52 feet. With a rear yard setback of 28 feet, the existing building does not meet the rear yard setback requirement imposed in the PO District.

Liquor Store #3 exhibits a lot depth of 128 feet which, under PO District zoning, would result in a minimum rear yard setback requirement of 26 feet. With a rear yard setback of 10 feet, the existing building does not meet the yard setback requirements imposed in either the GB or PO Districts. The existing setback was, however, legally established and therefore holds grandfather rights. Any new construction on the site would be subject to PO District development standards.

Zoning Ordinance - Lot Combinations: As previously indicated, it is recommended that the two underlying parcels which comprise the Liquor Store #2 site and the Liquor Store #3 site, as described below, be legally combined. Top Valu Liquor Store #2 2105 37th Avenue

NE (PID's 36-30-24-44-0025 & 36-30-24-44-0026) Top Valu Liquor Store #3 5225 University Avenue NE and 5233 University Avenue NE (PID's 26-30-24-21-0093 & 26-30-24-21-0094) To be noted is that the lot combination action is considered independent of the rezoning action now under consideration.

Dynamic LED Sign Requirements: While independent of the rezoning action, it is important to note that the proposed rezoning would result in a change to the dynamic LED sign requirements which would apply to the three liquor store sites. The GB, General Business District limits dynamic LED signs to monument signs for conditionally permitted uses. In contrast, dynamic signs located within PO Public and Open Space Districts are allowed upon existing pylon signs.

Findings of Fact: Section 9.104 (F) of the Columbia Heights Zoning Code requires that the City Council make each of the following four findings before approving a zoning amendment:

1. The amendment is consistent with the Comprehensive Plan.
Staff comments: The City's 2040 Comprehensive Plan guides the three municipal liquor store sites for "commercial" use. No changes in use are proposed as a result of the rezoning. Thus, the proposed zoning change is consistent with the land use directives of the City's Comprehensive Plan.
2. The amendment is in the public interest and is not solely for the benefit of a single property owner.
Staff comments: The City of Columbia Heights owns all parcels which are affected by the proposed zoning amendment. The proposed rezoning of the City's municipal liquor sites is consistent with previous City actions involving the rezoning of other City owned public uses from a variety of zoning designations to PO, Public and Open Space.
3. Where the amendment is to change the zoning classification of a particular property, the existing use of the property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.
Staff comments: All three liquor store sites are located within commercially zoned areas of the City. The proposed zoning amendment will not result in any land use changes. In this regard, the existing and future land uses are considered compatible with surrounding uses.
4. Where the amendment is to change the zoning classification of a particular property, there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in the current zoning classification.

Staff comments: The City's PO, Public and Open Space zoning district was created in 2008 for the purpose of creating a district which allows areas of the City to be retained and utilized for, public uses, open space and to provide a holding zone for future development. While most public uses in the City were subsequently rezoned to PO, Public and Open Space designations in 2008, the City's municipal liquor store sites were not. The proposed zoning change represents a consistent application of the PO zoning district throughout the City.

Recommendation: Staff recommends that the Planning Commission recommend the following to the City Council:

Approval of the rezoning of the following parcels (the City's three municipal liquor store sites) from GB, General Business to PO, Public and Open Space: Top Valu Liquor Store #1 4950 Central Avenue NE (PID 26-30-24-14-0143), Top Valu Liquor Store #2 2105 37th Avenue NE (PID's 36-30-24-44-0025 & 36-30-24-44-0026), and Top Valu Liquor Store #3 5225 University Avenue NE and 5233 University Avenue NE (PID's 26-30-24-21-0093 & 26-30-24-21-0094).

Chirpich added that due to two of the properties having two separate parcels, which the City hopes to later combine, the buildings will be considered to have legally non-conforming setbacks; any new buildings or additions would need to abide the PO district standards.

Deneen asked about the combining of the PIDs on University Avenue. Chirpich stated they would be combined into one PID and one address once the lot combination is completed.

Hoium asked if the rezoning to PO wasn't done in 2008 because it isn't open space. Chirpich stated is it "public or open space", so the parcels qualify because they are public.

Conversation ensued regarding how the zoning change would allow the City to place a dynamic LED sign on a pylon once the rezoning was complete.

Further conversation ensued regarding the types of messages that have been displayed in the past at other City sites with LED signs and the intent of there being City messages.

Hoium asked about the intent of the LED sign for the liquor store. Chirpich stated it is to increase business for the liquor store and convey messages of general importance to the residents of Columbia Heights.

Deneen asked about the differences between the monument and pylon sign, and if the monument sign was less intrusive. Chirpich stated it is a preexisting pylon sign, however

this item is just in regard to the rezoning, not the sign and should stand on its own and asked the Commission to review the rezoning proposal independently.

Hoium asked if the rezoning has any other purpose other than allowing the sign. Chirpich stated that is currently the desire, but from the finance department's perspective there is an accounting and property taxation angle that makes it beneficial to have the sites clearly identified as public.

Kaiser asked about other cities and how the municipal liquor stores are zoned. Chirpich said that was not researched by Staff.

Kaiser opened the public hearing.

No one wished to speak.

*Motion by Kaiser, seconded by Vargas, to close the public hearing and waive the reading of draft Ordinance No. 1680 there being ample copies available to the public. All ayes.
MOTION PASSED.*

*Motion by Deneen, seconded by Vargas, to recommend that the Planning Commission recommend to the City Council approval of draft Ordinance No. 1680 and the zoning amendments as presented. A roll call vote was taken. 3 Ayes, 1 Nay (Hoium opposed).
MOTION PASSED.*

4. Conditional Use Permit for Dynamic LED Sign

Introduction: Chirpich reported that the City of Columbia Heights has requested approval of a conditional use permit (CUP) to allow the installation of a dynamic LED sign upon its Top Valu municipal liquor store #3 site located at 5225 University Avenue NE. The LED sign is proposed to comprise the bottom one-half of an existing pylon sign which presently exists upon the site. The existing sign measures 100 square feet in area (per side) and 25 feet in height.

Currently, the pylon sign advertises the former Goodyear tire store and municipal liquor store #3. This conditional use permit request coincides with the planned expansion of the liquor store to include the former Goodyear tire store space. As a result of the liquor store expansion, the pylon sign will advertise the sole occupant of the building, that being Top Valu Liquor. The current, "Top Valu Liquor" sign will be moved to comprise the top one-half of the pylon sign.

To accommodate the dynamic LED sign, the subject site was recently rezoned from GB, General Business to PO, Public and Open Space. Within the PO District, dynamic signs which are utilized on existing pylon signs are allowed by conditional use permit (per Section 9.106(P)(8) of the Sign Code). The GB only allows dynamic LED signs on monument signs (by CUP).

Comprehensive Plan: The City’s Comprehensive Plan guides the subject site for “commercial” use. The expanded liquor store use is considered commercial in nature and therefore is consistent with the land use directives of the Comprehensive Plan.

The proposed dynamic LED sign component will allow the City to potentially convey information which is considered beneficial to the community (as a public use). This in turn, is consistent with the goals of the Comprehensive Plan.

Zoning Ordinance: The subject site is zoned PO, Limited Business, within which dynamic LED signs which are affixed to an existing pylon sign are allowed by conditional use permit.

The following is a listing of land uses and zoning designations which surround the subject site by zoning and land use: North - General Business, Commercial (Beauty Salon); South - General Business Commercial (dental office); East - R-2A, One and two Family Residential, Single family residential; West - Multi-family residential, City of Fridley.

As shown on the submitted sign plan, the top one-half of the pylon sign will advertise the Top Valu Liquor store. This portion of the sign is to be two-sided, measure approximately 50 square feet in size (per side) and will not include a dynamic sign LED component.

The lower half of the sign likewise measures 50 square feet in area (per side) and is to be comprised of dynamic LED signage.

Dynamic LED signs are regulated by Section 9.106 (P)(8)(a) of the Sign Code which imposes the following requirements:

1. Dynamic LED signs are allowed only on monument signs for conditionally permitted uses in all zoning districts, with the exception of the PO, Public District, in which LED signage may be utilized in existing pylon signs. Motor fuel stations may display dynamic LED signs as part of the pylon sign to promote motor fuel prices only. Such motor fuel price signs do not require a conditional use permit. All dynamic LED signs may occupy no more than 60% of the actual copy and graphic area. The remainder of the sign must not have the capability to have dynamic LED signs, even if not used. Only one, contiguous dynamic display area is allowed on a sign face.

2. A dynamic LED sign may not change or move more often than once every ten seconds for commercial, industrial uses, or public uses, and no more than once every ten minutes for religious and/or educational institution uses, except one for when changes are necessary to correct hour and minute, date, or temperature information.

3. A display of time, date or temperature information may change as frequently as once every five seconds, however information displayed not relating to the date, time or temperature must not change or move more often than once every ten seconds for commercial, industrial uses, or public uses, and no more than once every ten minutes for religious and/or educational institution uses.

4. *The images and messages displayed must be static, and the transition from one static display to another must be instantaneous without any special effects. Motion, animation and video images are prohibited on dynamic LED sign displays.*

5. *The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign.*

6. *Dynamic LED signs must be designed and equipped to freeze the device in one position if a malfunction shall occur. The displays must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the city that it is not complying with the standards of this section.*

7. *Dynamic LED signs may not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness. Dynamic LED signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one-half hour before sunset and one half-hour after sunrise.*

8. *Dynamic LED signs existing on the effective date of Ordinance 1593, passed April 25, 2011, must comply with the operational standards listed above. An existing dynamic LED sign that does not meet the structural requirements may continue as a non-conforming sign subject to § 9.105(E).*

As a condition of conditional use permit approval, all applicable dynamic LED sign requirements of the Sign Code should be satisfied.

Findings of Fact: Section 9.104 (H) of the Zoning Ordinance outlines certain findings of fact that must be met in order for the City to approve a conditional use permit. They are as follows:

(a) The use is one of the conditional uses listed for the zoning district in which the property is located or is a substantially similar use as determined by the Zoning Administrator.

Staff comments: Digital LED signs are specifically listed as a conditional use in the PO, Public and Open Space District.

(b) The use is in harmony with the general purpose and intent of the comprehensive plan.

Staff comments: The use has been and will continue to be in harmony with the purpose of the Comprehensive Plan.

(c) The use will not impose hazards or disturbing influences on neighboring properties. The

Staff comments: City will need to abide by the specific development standards of the Sign Code related to LED signs. The standards were adopted for the purpose of limiting adverse impacts upon surrounding properties. Given the location of the existing pylon sign, its

orientation along University Avenue and that the sign presently exists, Staff feels that the use will not negatively impact neighboring properties.

(d) The use will not substantially diminish the use of property in the immediate vicinity.
Staff comments: The use will of property will not be diminished as a result of the erection of the dynamic LED sign upon the subject site.

(e) The use will be designed, constructed, operated and maintained in a manner that is compatible with the appearance of the existing or intended character of the surrounding area.

Staff comments: The City will need to abide by the specific development standards of the City Code related to dynamic LED signs.

(f) The use and property upon which the use is located are adequately served by essential public facilities and services.

Staff comments: The use and property upon which the liquor store is located is adequately served by essential public facilities and services.

(g) Adequate measures have been or will be taken to minimize traffic congestion on the public streets and to provide for appropriate on-site circulation of traffic.

Staff comments: The placement of an LED sign component upon the existing pylon sign will have no impact on traffic congestion.

(h) The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.

Staff comments: The use will not have a negative cumulative effect upon uses in the immediate vicinity.

(i) The use complies with all other applicable regulations for the district in which it is located.

Staff comments: As a condition of conditional use permit approval, the LED sign must comply with applicable City Code requirements.

Recommendation: Staff recommends approval of the Conditional Use Permit for property at 5225 University Avenue NE (PID's 26-30-24-21-0093 & 26-30-24-21-0094) subject to the following conditions:

1. The dynamic LED sign shall not occupy no more than 60 percent of the actual copy and graphic area. The remainder of the sign shall not have the capability to have dynamic LED signs, even if not used. Only one, contiguous dynamic display area shall be allowed on a sign face.
2. The dynamic LED sign shall not change or move more often than once every ten seconds, except for when changes are necessary to correct hour and minute, date, or temperature information.

3. A display of time, date or temperature information may change as frequently as once every five seconds, however information displayed not relating to the date, time or temperature shall not change or move more often than once every ten seconds.
4. The images and messages displayed shall be static, and the transition from one static display to another shall be instantaneous without any special effects. Motion, animation and video images shall be prohibited.
5. The images and messages displayed on the LED sign shall be complete in themselves, without continuation in content to the next image or message or to any other sign.
6. The LED sign shall be designed and equipped to freeze the device in one position if a malfunction shall occur. The displays shall also be equipped with a means to immediately discontinue the display if it malfunctions.
7. The dynamic LED sign shall not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.
8. The dynamic LED sign shall have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one-half hour before sunset and one half-hour after sunrise.

Chirpich stated that that this item is dependent on the approval of the rezoning, which requires a first and second reading, so this item would be on the agenda when the second reading would be.

Kaiser said that Heartland Tire has closed and asked about the expansion into the store. Chirpich said that the sale of the space was offered to the City first and it is the smallest of the three liquor stores; it is also a revenue generating business and could potentially offset the cost of acquisition.

Deneen asked about the City messaging and if there any standards set, such as percentage of City messages. Chirpich stated that there isn't a set percentage, but the Council could direct the liquor stores more on the City messaging.

Kaiser stated that if there is an exception for PO zoned parcels to only be allowed to have dynamic LED signs, that there should be more defined standards on City messaging. Chirpich clarified that dynamic LED are allowed on monuments, the difference in this zone is the allowed use on pedestal signs.

Hoium said that the dynamic sign is going to be distracting on University Avenue and he thought there was an emphasis by MNDOT to minimize the distractions. Chirpich said that the city code is set up to try to minimize the distraction, but the sign is a conditional use which has a higher degree of scrutiny.

Vargas asked why no safety guards is surrounding the sign. Chirpich said the approval through the building department will look at the support of the sign.

Hoium asked if the City was trying to get around a rule that other businesses cannot.

Deneen discussed how it needs to be more defined on the City messaging to be able to justify that.

Further conversation around the percentage of City messaging ensued. Chirpich stated that the Commission can propose a percentage that can be recommended to the Council.

Chirpich discussed the difference between messaging and use in regard to the City only having municipal liquor stores; therefore there are not other liquor operations that are in competition versus other businesses wanting to have a similar type of sign, which would need to be discussed further.

Chirpich stated that there are more discussions currently happening surrounding Central Avenue and University Avenue traffic. The commission discussed some of the issues and proposals.

Kaiser stated he believes that if a business was coming to the City about this type of pylon sign, he wouldn't be excited about it, and he doesn't believe the City should be treated differently.

Hoium said that he didn't believe a business wanting a dynamic LED sign placed on a pylon wouldn't even make it this far. Chirpich concurred.

Kaiser opened the public hearing.

Floyd Josnik, VFW Post 230 representative, and Kevin Gilbertson, City resident, addressed the commission. Gilbertson stated that this was discussed the week prior regarding Central Avenue and the VFW wanted to replace their sign recently with a similar sign to the proposed liquor store sign, with the bottom portion being a dynamic LED. He said that it would display events and specials and they would be willing to display community events as well. Josnik stated they would be willing to put messaging for the City on their sign and they wanted to appear at the meeting so people would know what is going on within the community.

Hoium asked for clarification on the VFW's request and said they are currently not able to have a dynamic LED pedestal sign.

Vargas asked about other sign options in other states that project the images onto the building. Vargas stated that the VFW's option to move their sign would obstruct the sightline of pedestrians.

Kaiser stated he doesn't believe this is fair to make an exception to the City. Chirpich said if it's approved that it wouldn't be an exception because it would be zoned as a PO district and allowed by conditional use.

Kaiser asked if the commission doesn't recommend approval if the Council would still consider it along with the rezoning. Chirpich stated this was the case.

Deneen commented on University Avenue and how a higher sign may not be out of place with a higher amount of traffic going through.

Hoium said he saw it oppositely because you don't want people to stop.

Vargas stated the opportunity to have a sign would be helpful for City messaging with daily traffic. Chirpich also said the City Hall has a similar sign.

Vargas said he doesn't like either sign type, but the VFW provides a community gathering place and same with the municipal liquor store in its own way; he added where there could be on sale too.

Further comments were made about the future of the Central Avenue and University Avenue and the impacts of these decisions.

*Motion by Hoium, seconded by Vargas, to close the public hearing and waive the reading of draft Resolution 2022-68, there being ample copies available to the public. All ayes.
MOTION PASSED.*

Motion by Hoium to not recommend that the Planning Commission recommend to the City Council approval of draft Resolution 2022-68. No second motion was made.

Commissioners discussed directing Staff in regard to making a recommendation to the Council on the percentage of community messaging and consideration of CUPs for other businesses that are seeking approval for a pylon sign.

Chirpich stated the commission cannot make a recommendation in regard to the City Code for the PO district to the Council, but they can direct that to Staff for Council to consider.

Kaiser said that this vote should be focused on that this sign would be on publicly owned property for the municipal liquor store.

Hoium said this is still a business, even though it's the City. Chirpich stated he appreciated the comments regarding the sign messaging and why the commission is torn in their decision, but the municipal liquor stores are unique in their own right.

Further discussion ensued regarding other areas and businesses with pylon signs.

Motion by Vargas, seconded by Deneen, to recommend that the Planning Commission

recommend to the City Council approval of draft Resolution 2022-68 subject to the conditions stated in the resolution and the additional condition that the dynamic LED sign display City messaging a certain percent of time. A roll call vote was taken. 3 Ayes, 1 Nay (Hoiium opposed). MOTION PASSED.

OTHER BUSINESS

Chirpich commented on attendance and stated that if commissioners are unable to participate in-person, the City may be able to put out a notice in advance about the commissioner participating virtually so then the commissioner could attend.

ADJOURNMENT

Motion by Vargas, seconded by Deneen, to adjourn the meeting at 7:11 pm. All ayes. MOTION PASSED.

Respectfully submitted,



Alicia Howe, Administrative Assistant



ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wished to attend could do so in-person, by calling 1-312-626-6799 and entering **meeting ID 862 5221 5747** and **passcode 039390**, or by Zoom at <https://us02web.zoom.us/j/86252215747> at the scheduled meeting time. For questions, please call the library at 763-706-3690.

The meeting was called to order in the Library Community Room by Chair Teresa Eisenbise at 5:30pm.

Members physically present: Teresa Eisenbise; Carrie Mesrobian; Rachelle Waldon; Chris Polley; Nick Novitsky (Council Liaison). **Members remotely present:** N/A. **Members absent:** Gerri Moeller. **Also present:** Renee Dougherty (Library Director); Nick Olberding (Recording Secretary). **Public physically/remotely present:** Dan Spriggs.

1. **Review/Approve Minutes from July 6, 2022, Library Board Meeting: Moved and approved.**
2. **Review Operating Budget:** 7 months (~58%) into the year and 54% of the budget spent.
 - a. **Volunteer Recognition (44375):** Pre-pandemic there was a small celebration for Volunteers and families at the end of summer; teens were also recognized by the City Council at a regular meeting. Adult volunteers were given a small gift in recognition of their work. This year, now that volunteers are back, staff will determine how to appropriately applaud the efforts and service of dedicated volunteers.

COMMUNITY FORUM: Opportunity for public input. **No comments or concerns submitted this month.**

OLD BUSINESS:

3. **Update on Proposed 2023 Budget:** Renee met with the Finance Director and City Manager. Computer Software will be getting its own budget line going forward; in the past it was rolled into 43050 (Expert & Professional Services), but it will now be in line 44030 (Software and Software Subscriptions). Another new line, 45180 (Other Equipment) will be used to refresh or replace building fixtures and furniture. In 2023, a transfer from the donation accounts will be used to fund 45180 expenditures rather than depending on the tax levy which will be set at a consistent rate across city departments and funds.

NEW BUSINESS:

4. **Auto-Renewal of Eligible Material:** At the last meeting of the ACL Library Board, they unanimously voted to adopt auto-renewal of Library material no later than January 1st, 2023 (earlier, if implementation and testing would allow); this means eligible, checked out material would automatically renew up to 4 times without patron intervention. Eligibility would require that:
 - a. There are no current requests (holds) on the item(s);
 - b. The item has remaining renewals available (4 maximum);
 - c. The patron is in good standing (not expired, and under the \$10 fine threshold);
 - d. The item is eligible for renewal (Inter-Library Loans are limited to one 3-week check-out period; eBooks, eMagazines and eAudiobooks cannot be renewed).

The pros and cons of the change were discussed:

- a. **Pros:** CHPL renewal policy would stay in-line with Anoka County Library's policy (Hennepin County Libraries also has auto-renewal); it's less stress and more convenient for patrons (they would receive a notification of which items renewed and which need to be returned); increased circulation.
- b. **Cons:** Potentially less items on the library shelves for browsing; longer check-out times (a maximum of 15 weeks;) potential of more time for the patrons to lose track of items (although they will get a notification using their desired method each time renewals occur); potential delay in accounts with lost items be sent to collection agency.

Although all Board Members in attendance were in support of enabling auto-renewal, it was tabled until the next meeting so Renee can gather more information from Anoka County Library on the specifics of their approach and determine if the ILS system would allow CHPL to opt out of auto-renewal.

DIRECTOR'S UPDATE: Operational reports, general updates, event reminders, and items from the floor.

5. June Board Report: For Your Information.

- a. **EveyMeal Program** (bag with 4-5 pounds of food) is being distributed through early September; grant funded so there is no cost to the library. Demand so far has been high, so we anticipate ordering additional meals and participating in future.
- b. **DNR Park Passes** continue to be popular; the passes were checked out 10 times in July.
- c. Cortni O'Brien (Adult Services Librarian) attended a **Metro HRA Training Session** dealing with applications for Section 8 Housing; for some people the library is the only place to access a computer to apply.
- d. Chris requested that Eliza (Youth Services Librarian) send him alerts on upcoming **youth programs** so he may promote them within the school district and the CHHS newspaper. This was prompted by a discussion on attendance at youth programming events, like "Young Punks: Art of the Patch", which had no attendees.
- e. The library should explore using **Instagram and TikTok** to reach youth who do not use Facebook.

There being no further business, a motion to adjourn was made and seconded at 6:26 pm and the **meeting was adjourned.**

Respectfully submitted,



Nicholas P. Olberding
Recording Secretary, CHPL Board of Trustees



AGENDA SECTION	CONSENT AGENDA
MEETING DATE	09/12/2022

ITEM:	Approve Change Order for Replacement Of Unit #456: Recreation Department Passenger Van	
DEPARTMENT:	Recreation	BY/DATE: September 7, 2022
CITY STRATEGY:		
X_Safe Community		_Diverse, Welcoming “Small-Town” Feel
_Economic Strength		_Excellent Housing/Neighborhoods
_Equity and Affordability		_Strong Infrastructure/Public Services
X_Opportunities for Play and Learning		_Engaged, Multi-Generational, Multi-Cultural Population

BACKGROUND:

As previously discussed with the Council, Unit #456, the 1999 E-350 Recreation Department 12 Person Passenger Van was purchased in 1999 for \$21,466. It is 22 years old and is showing significant rust over the body panels and frame. The Vehicle Maintenance Supervisor rated the overall mechanical condition as poor due to all the rust on the vehicle. The 2020 Capital Equipment Replacement budget allocated \$45,000 for the replacement of Unit #456.

On November 1, 2021, the City Council authorized the purchase of a 2022 van for \$46,488. That van order was cancelled by Ford in June of 2022. Ford is now requiring us to order a 2023 van with new pricing. The new price for the 2023 van would now be \$12,497 more than the 2022 authorized purchase. The price quoted from Ford of Hibbing is \$58,985 for the 2023 van. This purchase is on the State of Minnesota purchasing contract.

RECOMMENDED MOTION(S):
MOTION: Move to approve Change Order authorizing the additional \$12,497 for replacement of Unit #456 and purchase one (1) new 2023 Ford Transport T-350 XLT from Ford of Hibbing in the amount of \$58,985 which includes tax, freight and license off the State of Minnesota purchasing contract, to be funded through the City’s Capital Replacement Fund.

ATTACHMENT(S):

- 1. Ford of Hibbing Quote



AGENDA SECTION	CONSENT
MEETING DATE	09/12/2022

ITEM:	Resolution 2022-79 Authorizing Certain 2022 Inter-Fund Transfers		
DEPARTMENT:	Finance	BY/DATE:	Joseph Kloiber, Finance Director 09/8/2022
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 checked="" type="checkbox"/> Economic Strength		<input type="checkbox"/> Excellent Housing/Neighborhoods	
<input checked="" type="checkbox"/> Equity and Affordability		<input 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 discussed at the September 6th City Council work session, combined within the attached resolution there are three inter-fund transfers for the following purposes:

- A. To transfer \$2 million of surplus operating fund balance above established working capital targets to the Governmental Equipment Fund 431. As recommended in the narrative to City Manager’s 2023, this will extend the number of years for which Governmental Equipment Fund 431 is sustainable.
- B. To transfer \$400,000 of General Fund surplus from prior years Police Department budgets to the Governmental Buildings Fund 411, in response to resolution 2202-67 establishing a project budget in the Governmental Buildings Fund 411 for fencing at the Public Safety Center.
- C. To transfer the assets received by the EDA from the sale of 3989 Central Avenue to the City for use within the new city hall project in Governmental Buildings Fund 411:

Noncash value of office condominium shell to be constructed	\$2,115,600
Cash deposited to City Hall Construction Escrow Account at closing	\$ 421,748
Cash deposited with EDA at closing, in excess of EDA land cost	\$ 394,307

Additional details are listed within the attached resolution 2022-79. As portions of items A and C above require approval by both the City Council and the EDA, there will be a related resolution on the agenda of the September 26th EDA meeting.

RECOMMENDED MOTION(S):
MOTION: Waive the reading of Resolution 2022-79, there being ample copies available to the public.
MOTION: Approve Resolution 2022-79, transferring fund balance to the Governmental Equipment Fund 431 and the Governmental Buildings Fund 411 in the amounts of \$2,000,000 and \$3,331,655 respectively, from the City and Economic Development Authority Funds listed in the resolution.

ATTACHMENT(S): Resolution 2022-79

TRANSFER FUND BALANCE TO THE GOVERNMENTAL EQUIPMENT FUND 431 AND THE GOVERNMENTAL BUILDINGS FUND 411 IN THE AMOUNT OF \$2,000,000 AND \$3,331,655 RESPECTIVELY, FROM THE CITY AND ECONOMIC DEVELOPMENT AUTHORITY FUNDS LISTED HEREIN

Section A

WHEREAS, the City Council of the City of Columbia Heights adopted resolution 95-40 establishing a fund balance threshold for working capital purposes for its General Fund and its Library Fund; and

WHEREAS, the Minnesota Office of the State Auditor has established a similar guideline for cities to apply to all operating funds generally, because retaining more fund balance that necessary for operations is a burden on taxpayers; and

WHEREAS, the operating funds of the City and Economic Development Authority (EDA) listed in Exhibit A currently have fund balance above these thresholds, in the amounts listed in Exhibit A; and

WHEREAS, best financial practices include pairing the one-time source of such available fund balances with appropriate one-time uses, such as purchases of capital equipment through the City's Governmental Equipment Fund 431; and

Section B

WHEREAS, the City Council of the City of Columbia Heights adopted resolution 2022-67 establishing a project budget of \$400,000 for fencing at the Columbia Heights Public Safety Center within the Governmental Buildings Fund 411; and

WHEREAS, the funding source described in resolution 2022-67 for this project is available surplus currently within the City's General Fund from prior year budgets of the Police Department as listed in Exhibit A; and

Section C

WHEREAS, the EDA carried out a redevelopment project at 3989 Central Avenue NE for multiple public purposes including securing a site for a new city hall; and

WHEREAS, this project resulted in the EDA receiving certain assets listed in Exhibit A from the developer; and

WHEREAS, not intending to own the new city hall or any of its related assets, the EDA elects to transfer these assets to the City for construction of the new city hall; and

Section D

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Columbia Heights authorizes the transfer of fund balance to the Governmental Equipment Fund 431 and the Governmental Buildings Fund 411 in the amount of \$2,000,000 and \$3,331,655 respectively, from the City and Economic Development Authority funds listed in attached Exhibit A, in the amounts listed therein, and amends the 2022 budget accordingly.

Passed this 12th day of September 2022

Item 6.

Offered by:

Seconded by:

Roll Call:

Mayor Amáda Márquez Simula

Kelli Bourgeois, City
Manager

EXHIBIT A

Section A. Surplus operating fund balances over working capital policy thresholds	
General Fund 101	\$ 800,000
Special Projects Fund 226	225,000
Cable Television Fund 225	225,000
EDA Admin Fund 204	150,000
Library Fund 240	150,000
Liquor Fund 609	225,000
Insurance Fund 884	<u>225,000</u>
Transfer to Governmental Equipment Fund 431	<u>\$ 2,000,000</u>
Section B. Fund balance from prior years Police Department budget surplus	
General Fund 101:	
Reference Resolution 2022-67 Public Safety Center Fencing	\$ 400,000
Section C. Fund balance from EDA sale of 3989 Central Avenue NE	
EDA Redevelopment Fund 408:	
Noncash value of office condominium shell to be constructed	2,115,600
Cash deposited to City Hall Construction Escrow Account at closing	421,748
Cash deposited with EDA at closing, in excess of EDA land cost	<u>394,307</u>
Transfer to Governmental Buildings Fund 411	<u>\$ 3,331,655</u>

AGENDA SECTION	CONSENT
MEETING DATE	SEPTEMBER 12, 2022

ITEM:	Approve Resolution 2022-080 Authorizing the Pursuit of the Safe Streets for All Planning Grant	
DEPARTMENT:	Public Works	BY/DATE: Kevin Hansen, Sulmann Khan September 7, 2022
CITY STRATEGY: <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>		
<input checked="" 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 type="checkbox"/> Strong Infrastructure/Public Services	
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population	

BACKGROUND: City staff has investigated the Safe Streets for All or SS4A Federal grant program recently promulgated. The program is part of a large Federal Infrastructure funding package recently passed by Congress and will provide billions of infrastructure funding over the next five years. There are two types of grants that are available: An action plan grant (funding for developing or completing a comprehensive safety action plan) and the other is an implementation grant (funding to implement projects in an action plan). The key for applying for the implementation grant is that you must have an *existing action plan* to apply.

Providing safe and accessible transportation options for all is a high priority. With the help of a federally funded planning grant under the Safe Streets for All program, the City of Columbia Heights and stakeholders will develop a comprehensive safety action plan for the City that considers current crash rates and safety conditions, freight and passenger vehicle movement, pavement conditions, transit accessibility, bicycle and pedestrian connections, streetscaping, and more. The action planning effort will look at issues and needs city-wide and then further evaluation and recommendations on corridors that take priority as part of the comprehensive safety analysis effort. The grant application deadline is September 15th.

The total amount that will be requested within the Safe Streets for All grant application is \$200,000. If the City of Columbia Heights has a successful application and is awarded the grant money, a 20% local match totaling \$40,000 will be necessary. Staff has been in discussions with Anoka County regarding rehabilitation on county roads in the city, with the Anoka County supporting the SS4A application and further participating in the local match requirement.

STAFF RECOMMENDATION: Staff recommends approving the attached resolution supporting the application for a SS4A Planning Grant.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2022-080, as there are ample copies available to the public.
MOTION: Move to adopt Resolution 2022-080 authorizing the pursuit of the Safe Streets for All Planning Grant.

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

WHEREAS, the City of Columbia Heights is the legal sponsor for the project contained in the Safe Streets For All (SS4A) Grants Program application; and

WHEREAS, the City of Columbia Heights has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure matching funds and adequate use of grant funding in line with reporting requirements; and

WHEREAS, the City of Columbia Heights represents that this project meets the requirements of the SS4A Discretionary Program thereby allowing the project to receive SS4A planning grant funding; and,

WHEREAS, upon approval of this application by the state, the City of Columbia Heights, may enter into an agreement with the U.S. DOT for the above-referenced project, and will comply with all applicable laws and regulations as stated in all contract agreements; and

WHEREAS, the Bipartisan Infrastructure Law (BIL) establishes the new Safe Streets and Roads for All (SS4A) discretionary program that will provide \$5-6 billion in grants over the next 5 years with funding supporting the Department’s National Roadway Safety Strategy and a goal of zero deaths and serious injuries on our nation’s roadways; and

WHEREAS, the SS4A funding is to be awarded to on a competitive basis to projects that will have a significant local or regional impact; and

WHEREAS, the City of Columbia Heights will use SS4A planning grant funding to develop a city-wide Comprehensive Safety Action Plan; and

WHEREAS, the City of Columbia Heights will use SS4A planning grant funding to conduct planning, design, and development activities in support of the Comprehensive Safety Action Plan; and

WHEREAS, the City of Columbia Heights and Anoka County are co-applicants for the SS4A request that will make possible addressing their collective safety concerns on a few specific corridors; and

WHEREAS, the city-wide Safety Action Plan will identify and make recommendations for existing safety, access, and mobility issues on the multi-jurisdictional transportation system, and will significantly improve regional freight and commuter traffic and enhance economic development; and

WHEREAS, the City of Columbia Heights recognizes grant agreements may not exceed five years and is committed to completing the city-wide Safety Action Plan within that time frame; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA HEIGHTS, MINNESOTA

1. The City Council hereby supports the pursuit of Safe Streets For All (SS4A) Discretionary Program funding and authorizes staff to prepare and submit the necessary application materials.
2. The City commits to providing the required 20% local match for the identified improvements and fulfilling reporting requirements during the development of the Safety Action Plan.

3. The City commits to guiding a process that will result in a Safety Action Plan that meets SS4A program requirements and results in priority projects which are eligible for future implementation funding awards.

ORDER OF COUNCIL

Passed this 12th day of September, 2022

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary



AGENDA SECTION	CONSENT
MEETING DATE	SEPTEMBER 12, 2022

ITEM:	Rental Occupancy Licenses for Approval									
DEPARTMENT:	Fire	BY/DATE: Assistant Chief Dan O'Brien, 9/12/22								
<p>CITY STRATEGY: <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <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 checked="" type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input 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 checked="" type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input 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 checked="" type="checkbox"/> Excellent Housing/Neighborhoods									
<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services									
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population									

BACKGROUND: Consideration of approval of attached list of rental housing license applications

RECOMMENDED MOTION:
MOTION: Move to approve the items listed for rental housing license applications for September 12, 2022, in that they have met the requirements of the Property Maintenance Code.

ATTACHMENT:
 Rental Occupancy Licenses for Approval – 9-12-22



COLUMBIA HEIGHTS

PROPERTY MAINTENANCE

9/12/22 COUNCIL
 REDISCOVER THE HEIGHTS Item 8.

825 41st Avenue NE • Columbia Heights, MN 55421 • Ph: (763) 706-8156 • Email: fireinspections@columbiaheightsmn.gov • heightsfire.com

City Council Rental Occupancy Licenses for Approval.

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Fernandez-Cuzco, Tomas 4636 Taylor St NE Columbia Heights, MN 55421	4636 Taylor St NE #Up	22-0005202 Family Exempt Rental License Number of licensed units: 1 \$75.00
Abraham, Joseph Peters Place LLC 14-Unit 201 Western Avenue N Saint Paul, MN 55102	3940 Peters Pl NE	22-0004616 Rental License [Over 3 Units] Number of licensed units: 14 \$558.00
Ahmed, Sohail 1274 Circle Terrace Blvd NE Columbia Heights, MN 55421	1272 Circle Terrace Blvd NE	22-0005129 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
<i>*New License</i>		
Alvarado, Felix 16920 Chisholm St NE Ham Lake, MN 55304	1020 44 1/2 Ave NE	22-0005494 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Alvarado, Jose 3828 Jackson St NE Columbia Heights, MN 55421	1331 Circle Terrace Blvd NE 1333 Circle Terrace Blvd NE	22-0005743 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Atwood, Michael 1650 West End Blvd#100 Saint Louis Park, MN 55416	1101 46th Ave NE	22-0004714 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Atwood, Michael GOAL Property Services, LLC 1650 West End Blvd#100 Saint Louis Park, MN 55416	1103 44th Ave NE	22-0004715 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Atwood, Michael GOAL Property Services, LLC 1650 West End Blvd#100 Saint Louis Park, MN 55416	584 38th Ave NE	22-0004817 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Bahe, Jeffrey 11710 Normandale Blvd Bloomington, MN 55437	3701 Van Buren St NE	22-0004603 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
<i>*New License</i>		
Balvoa, Carlos 3960 Tyler St NE Columbia Heights, MN 55421	3736 2nd St NE	22-0005495 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Blomberg, Thomas 961 Hillwind Road Fridley, MN 55432	252 Maureen Ln NE	22-0004944 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
<i>*New License</i>		
Brown, Rajane 5200 Willson Rd#150 Edina, MN 55424	1449 46th Ave NE	22-0005576 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Buecksler, Caleb 517 Heinel Dr Roseville, MN 55113	4442 Tyler Pl NE 4444 Tyler Pl NE	22-0005184 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Bulle, Mujahidin 3577 Woodland Ct Eagan, MN 55123	981 43 1/2 Ave NE	22-0005045 Rental License [Over 3 Units] Number of licensed units: 4 \$338.00
Campoverde-Nistler, Nicole 2105 Argonne Dr NE Columbia Heights, MN 55421	5152 Washington St NE 5154 Washington St NE	22-0005354 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Chen, Charles 7142 Lydia Lane Woodbury, MN 55125	1209 43 1/2 Ave NE 1207 43 1/2 Ave NE	22-0005277 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Corbin, David 2158 131st Avenue NE Coon Rapids, MN 55448	1015 43 1/2 Ave NE 1013 43 1/2 Ave NE	22-0005265 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Crider, Janice 1081 Polk Circle NE Columbia Heights, MN 55421	1081 Polk Cir NE 1083 Polk Cir NE	22-0005273 Family Exempt Rental License Number of licensed units: 2 \$75.00
Dahmes, Vitichuda/Brian New Summit Solutions, LLC 10380 S Rosemont Lane Oak Creek, WI 53154	4201 Washington St NE	22-0005318 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Driver, Kenneth 979 Nottingham Lane NE Brookhaven, GA 30319	4121 4th St NE	22-0005314 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Edlich, Richard Rifive Investmentsm LLC 1845 Stinson Pkwy NE#212 Minneapolis, MN 55418	4749 5th St NE	22-0005212 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Evans, Brenda Real Estate Equities Management, LLC 579 Selby Ave. Saint Paul, MN 55102	841 41st Ave NE	22-0005227 Rental License [Over 3 Units] Number of licensed units: 21 \$712.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Felton, Taylor 2612 S Shore Blvd White Bear Lake, MN 55110	3732 2 1/2 St NE	22-0005147 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Florczak, Joseph SFR II Borrower 2021-3 LLC 6500 International Pkwy#1100 Plano, TX 75093	4928 4th St NE	22-0005215 Rental License [1 - 3 Units] Number of licensed units: 1 \$450.00
Fragale, Pat S D Season LLC 13570 Grove Drive#314 Maple Grove, MN 55311	1242 Circle Terrace Blvd NE 1244 Circle Terrace Blve NE	22-0005128 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Fragale, Pat Estate of Fragale Sr., Edward P. 13570 Grove Drive#314 Maple Grove, MN 55311	1300 Circle Terrace Blvd NE 1302 Circle Terrace Blvd NE	22-0005131 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Haase, Mark 908 Cottage Ave E Saint Paul, MN 55106	1816 44th Ave NE	22-0005289 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Hardy, Adam 4800 C Heights LLC 10508 Major Ave N Brooklyn Park, MN 55443	1106 44th Ave NE	22-0005274 Rental License [1 - 3 Units] Number of licensed units: 1 \$0.00
Hodgman, David 917 E Leggett Rd Harlingen, TX 78550	4047 6th St NE	22-0005308 Family Exempt Rental License Number of licensed units: 1 \$75.00
Holman, Ken Twin City Rent A Home LLC 540 Lake St Excelsior, MN 55331	3923 Lookout Pl NE	22-0004441 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Johnson, Andrew 4023 6th St NE#Lower Columbia Heights, MN 55421	4023 6th St NE Up/Down	22-0004447 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Langie, Dorothy 4525 Taylor St NE Columbia Heights, MN 55421	4527 Taylor St NE	22-0005189 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Larson, Dwight 6317 Parnell Avenue Edina, MN 55435	660 47 1/2 Ave NE 662 47 1/2 Ave NE	22-0005226 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Lee, David 1403 Parkview Ln NE Columbia Heights, MN 55421	1401 Parkview Ln NE 1403 Parkview Lane NE	22-0005287 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Lozano Serna, Omar 7501 Pleasant Ave S Richfield, MN 55423	4226 4th St NE	22-0005320 Rental License [Over 3 Units] Number of licensed units: 4 \$338.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Marcatoma, Genaro 2312 Central Ave NE Minneapolis, MN 55418	4653 Tyler St NE	22-0004664 Rental License [Over 3 Units] Number of licensed units: 4 \$488.00
Marquette, Joel 4300 Reservoir Blvd NE Columbia Heights, MN 55421	1037 43 1/2 Ave NE 1035 43 1/2 Ave NE	22-0005271 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
McFarlane, Gregory Second Chance LLC 501 40th Ave NE Columbia Heights, MN 55421	501 40th Ave NE #Up	22-0005024 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Ngongang, Rasponi 1355 Circle Terrace Blvd NE Columbia Heights, MN 55421	1357 Circle Terrace Blvd NE	22-0005136 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Osborne, Lynn 2585 Cohansey Street Roseville, MN 55113	4712 6th St NE	22-0005210 Family Exempt Rental License Number of licensed units: 1 \$75.00
Pallchizaca, Segundo 10600 184th Ave NW Elk River, MN 55330	4655 Pierce St NE	22-0004793 Rental License [Over 3 Units] Number of licensed units: 4 \$488.00
Palmberg, Patricia 987 Nine Mile Cove E Hopkins, MN 55343	3720 Tyler St NE	22-0005294 Family Exempt Rental License Number of licensed units: 1 \$75.00
Panora, Marco M & G Enterprises LLC 8216 29th Ave N New Hope, MN 55427	648 40th Ave NE	22-0005036 Family Exempt Rental License Number of licensed units: 1 \$75.00
Piper, Maria Piper Real Estate Holdings LLC 181 Oldcastle Ln Alameda, CA 94502	4540 Tyler St NE Up/Down	22-0005194 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Reincke, Joseph 4534 Washington St NE Columbia Heights, MN 55421	4534 Washington St NE 4536 Washington St NE	22-0005193 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Reynolds, Jody Reynolds Property Management LLC 6941 Glenview Lane Lino Lakes, MN 55014	4038 2nd St NE	22-0005165 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Richardson, Edward 3834 Parkwood Lane Vadnais Heights, MN 55109	4100 Monroe St NE	22-0005311 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Rowe, Jason 18573 Tristram Way Eden Prairie, MN 55346	1843 39th Ave NE	22-0005290 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Rozman, Michael Lynde Investment Company, LLP 2700 Drew Ave S Minneapolis, MN 55416	4060 4th St NE	22-0005167 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Rozman, Michael Lynde Investment Company, LLP 2700 Drew Ave S Minneapolis, MN 55416	4100 4th St NE	22-0005168 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Rozman, Michael Lynde Investment Company, LLP 2700 Drew Ave S Minneapolis, MN 55416	4120 4th St NE	22-0005169 Rental License [Over 3 Units] Number of licensed units: 17 \$624.00
Rozman, Michael Lynde Investment Company, LLP 2700 Drew Ave S Minneapolis, MN 55416	4707 University Ave NE	22-0005209 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Rozman, Michael Lynde Investment Company, LLP 2700 Drew Ave S Minneapolis, MN 55416	4715 University Ave NE	22-0005211 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Rubin, Danielle Red Desert Holdings/954 Rubia LLC 1010 Overlook Rd Mendota Heights, MN 55118	5006 6th St NE	22-0005217 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Sandsness, Patsy 1216 43 1/2 Ave NE Columbia Heights, MN 55421	1214 43 1/2 Ave NE	22-0005278 Family Exempt Rental License Number of licensed units: 1 \$75.00
Sawochka, Linda 838 40th Ave. NE Columbia Heights, MN 55421	838 40th Ave NE #2	22-0005361 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Seiffert, Mitchell Ivory Properties LLC 434 Fillmore St NE Minneapolis, MN 55413	1348 44 1/2 Ave NE 1350 44 1/2 Ave NE	22-0005286 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Sekizovic, Muamer 12849 Leyte St NE Blaine, MN 55449	4635 University Ave NE	22-0005201 Rental License [1 - 3 Units] Number of licensed units: 3 \$300.00
Sibell, Robert 7898 Century Trail Lino Lakes, MN 55014	4049 Washington St NE	22-0005735 Family Exempt Rental License Number of licensed units: 1 \$75.00
Sieger, Martin 1239 43 1/2 Ave NE Columbia Heights, MN 55421	1237 43 1/2 Ave NE	22-0005280 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Skaggs, Gregory Nazak LLC 6601 W Shore Dr Edina, MN 55435	3804 3rd St NE 3806 3rd St NE	22-0004953 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Sultana, Zehra Clifton Properties, LLC 8445 Center Dr Spring Lake Park, MN 55432	1251 Circle Terrace Blvd NE 1253 Circle Terrace Blvd NE	22-0005282 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Sultana, Zehra Freeport Investments, Inc 8445 Center Dr Spring Lake Park, MN 55432	4111 7th St NE	22-0005312 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Thao, Mai Invitation Homes 1210 Northland Dr#180 Mendota Heights, MN 55120	1030 Polk PI NE	22-0005268 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Thul, David ESOR Properties, LLC 3518 Pheasant Run NE Blaine, MN 55449	4429 Main St NE 4427 Main St NE	22-0005329 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Thul, David Esor Properties LLC 3518 Pheasant Run NE Blaine, MN 55449	4547 Fillmore St NE 4545 Fillmore St NE	22-0005333 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Tohey, Joseph Millennium Carpet Inc. 544 Summit Street NE Columbia Heights, MN 55421	1236 Circle Terrace Blvd NE 1238 Circle Terrace Blvd NE	22-0005279 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Tohey, Joseph Millennium Carpet Inc. 544 Summit Street NE Columbia Heights, MN 55421	1254 Circle Terrace Blvd NE 1256 Circle Terrace NE	22-0005283 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Vance III, Joseph 4645 Taylor St NE Columbia Heights, MN 55421	4645 Taylor St NE 4647 Taylor St NE	22-0005013 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Wangdue, Pasang 3940 Johnson St NE Columbia Heights, MN 55421	3940 Johnson St NE #Up	22-0004967 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Watkins, Jarrod Burson Properties 2621 5th Ave N Anoka, MN 55303	3931 Jackson St NE	22-0005301 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Weber, Kurt KDWeber89 LLC 2300 Lakeridge Dr White Bear Lake, MN 55110	3815 Van Buren St NE	22-0005150 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Woods, James 4026 Washington St NE Columbia Heights, MN 55421	4900 5th St NE	22-0005346 Family Exempt Rental License Number of licensed units: 1 \$75.00
Yesnes, Daniel 14114 Canary Ln Minnetonka, MN 55345	3923 Main St NE	21-0004026 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Zweber, Jack 53 Glen Edge Rd Dellwood, MN 55110	4638 Johnson St NE 4636 Johnson St NE	22-0005337 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00



AGENDA SECTION	CONSENT AGENDA
MEETING DATE	SEPTEMBER 12, 2022

ITEM:	License Agenda.										
DEPARTMENT:	COMMUNITY DEVELOPMENT	BY/DATE:	Alicia Howe (September 7, 2022)								
<p>CITY STRATEGY: <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table> <tr> <td><input checked="" 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 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 checked="" 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 type="checkbox"/> Strong Infrastructure/Public Services	<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population
<input checked="" 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 type="checkbox"/> Strong Infrastructure/Public Services										
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population										

BACKGROUND: Attached is the business license agenda for the September 12, 2022, City Council meeting. This agenda consists of applications for 2022 Peddler/Solicitor and Transient Merchant Licenses and 2022 Contractor Licenses. At the top of the license agenda there is a phrase stating "**Signed Waiver Form accompanied application", noting that the data privacy form has been submitted as required. If not submitted, certain information cannot be released to the public.

RECOMMENDED MOTION(S):
MOTION: Move to approve the items as listed on the business license agenda for September 12, 2022 as presented.

ATTACHMENT(S):
 Peddler/Solicitor and Transient Merchant Licenses – 2022
 Contractor Licenses - 2022

TO CITY COUNCIL SEPTEMBER 12, 2022

*Signed Waiver Form accompanied application

Peddler/Solicitor and Transient Merchant Licenses – 2022

New (1 Month):

*CUSTOM REMODELERS INC	474 APOLLO DRIVE, LINO LAKES, MN	\$100.00
*CUSTOM REMODELERS INC	474 APOLLO DRIVE, LINO LAKES, MN	\$100.00
*CUSTOM REMODELERS INC	474 APOLLO DRIVE, LINO LAKES, MN	\$100.00
*CUSTOM REMODELERS INC	474 APOLLO DRIVE, LINO LAKES, MN	\$100.00
*CUSTOM REMODELERS INC	474 APOLLO DRIVE, LINO LAKES, MN	\$100.00

Contractor Licenses – 2022

Renewal:

*MARVEL SEWER & DRAIN	6527 CENTRAL AVE, FRIDLEY, MN	\$80.00
*VEIT & COMPANY	14000 VEIT PLACE, ROGERS, MN	\$80.00
*NITTI ROLLOFF SERVICES	12351 CLOUD DRIVE, BLAINE, MN	\$80.00

CITY OF COLUMBIA HEIGHTS

FINANCE DEPARTMENT

COUNCIL MEETING OF: September 12, 2022 .

STATE OF MINNESOTA

COUNTY OF ANOKA

CITY OF COLUMBIA HEIGHTS

Motion: Move that in accordance with Minnesota Statutes the City Council has reviewed the enclosed list of claims paid by check and by electronic funds transfer in the amount of \$2,289,333.78.

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
 CHECK DATE FROM 08/19/2022 - 09/08/2022

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
08/22/2022	MAIN	80 (E)	0-541-842-848	MINNESOTA DEPARTMENT OF REVI	JULY LIQUOR SALES TAX	609.0000.20810	79,874.00
08/25/2022	MAIN	191937	4	1-800-GOT-JUNK?	OUTSIDE STORAGE REMOVAL 0622	415.6450.44000	3,066.97
08/25/2022	MAIN	191938	22208021	A DYNAMIC DOOR CO INC	REPAIR DOOR #1	101.2200.44020	555.10
08/25/2022	MAIN	191939	19097	AAA AWARDS	ADULT SOFTBALL TROPHIES	101.5001.42170	322.50
08/25/2022	MAIN	191940	228243-001	ABLE HOSE & RUBBER INC	HOSE	101.6102.42010	285.08
08/25/2022	MAIN	191941	AR020064	ANOKA COUNTY TREASURER	LANGUAGE LINE 0622		** VOIDED **
		191941	AR020053		CJDN ACCESS FEE Q2 2022		** VOIDED **
08/25/2022	MAIN	191942	404391	APPLIED CONCEPTS INC	TRAILER CRANK	101.2100.42171	204.00
08/25/2022	MAIN	191943	2500046241	ARAMARK UNIFORM & CAREER API	070522 MOPS,MATS,TOWELS	609.9791.44020	93.64
		191943	2500050992		071222 MOPS,MATS,TOWELS	609.9791.44020	93.64
		191943	2500055735		071922 MOPS,MATS,TOWELS	609.9791.44020	100.08
		191943	2500074211		081622 MOPS,MATS,TOWELS	609.9791.44020	100.08
		191943	2500067489		080422 MOPS,MATS,TOWELS	609.9792.44020	92.31
		191943	2500076756		081822 MOPS,MATS,TOWELS	609.9792.44020	92.31
		191943	2500076683		081822 MOPS,MATS,TOWELS	609.9793.44020	49.51
							621.57
08/25/2022	MAIN	191944	17-000201	ARES NEE HOLDINGS, LLC	081722 SOLAR GARDEN	609.9791.43810	2,498.26
		191944	17-000201		081722 SOLAR GARDEN	609.9792.43810	1,563.57
							4,061.83
08/25/2022	MAIN	191945	298099	ASPEN MILLS, INC.	PANTS, SHIRTS, PATCHES, EMBROIDERY	101.2100.42172	276.25
08/25/2022	MAIN	191946	P221489	ASSURED SECURITY INC	INSTALL LATCH GUARD REAR LOADING DO	609.9791.44020	1,522.99
		191946	P221488		INSTALL LATCH GUARD REAR LOADING DO	609.9792.44020	1,522.99
							3,045.98
08/25/2022	MAIN	191947	250174	BARNA GUZY & STEFFEN LTD	CIVIL CHGS 0722	101.1610.43041	4,209.00
		191947	250177		PROSECUTION 0722	101.1610.43042	9,318.00
		191947	250178		IN CUSTODY 0722	101.1610.43042	800.00
		191947	250146		PERSONNEL MATTERS 0722	101.1610.43045	45.00
							14,372.00
08/25/2022	MAIN	191948	220615	BARTON SAND & GRAVEL	CLASS 5 RECYCLED ROCK, DISPOSAL FEE	601.9600.42160	779.96
		191948	220615		CLASS 5 RECYCLED ROCK, DISPOSAL FEE	601.9600.44300	275.00
							1,054.96
08/25/2022	MAIN	191949	081222	BOHLER/JOHN DAVID	UMPIRE MENS SOFTBALL 070722-081222	101.5001.43050	

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08/25/2022	MAIN	191950	344402351	BREAKTHRU BEVERAGE MN BEER	1060722 INV 700297736	609.0000.14500	15,521.80
		191950	409800868		060822 INV 700297736	609.0000.14500	(125.60)
		191950	409811274		061022 INV 700297717	609.0000.14500	(13.08)
		191950	409800871		060822 INV 700297736	609.0000.14500	(73.65)
		191950	409800870		060822 INV 700297736	609.0000.14500	(6.75)
		191950	409803068		060822 INV 700297717	609.0000.14500	(122.75)
		191950	409800869		060822 INV 700297736	609.0000.14500	(12.27)
		191950	409803069		060822 INV 700297717	609.0000.14500	(6.73)
		191950	409913445		071322 INV 700297782	609.0000.14500	(254.89)
							14,906.08
08/25/2022	MAIN	191951	345259477	BREAKTHRU BEVERAGE MN W&S LJ	081222 INV/DEL 700297717	609.0000.14500	1,544.73
		191951	345259478		081222 INV/DEL 700297717	609.0000.14500	576.00
		191951	345259476		081222 INV/DEL 700297717	609.0000.14500	752.50
		191951	345259480		081222 INV/DEL 700297736	609.0000.14500	757.73
		191951	345259482		081222 INV/DEL 700297736	609.0000.14500	4,082.25
		191951	345259481		081222 INV/DEL 700297736	609.0000.14500	852.70
		191951	345259483		081222 INV/DEL 700297736	609.0000.14500	123.64
		191951	345259485		081222 INV/DEL 700297782	609.0000.14500	1,279.49
		191951	409865281		062822 INV/DEL 700297717	609.0000.14500	(13.00)
		191951	345259477		081222 INV/DEL 700297717	609.9791.42199	12.65
		191951	345259478		081222 INV/DEL 700297717	609.9791.42199	6.90
		191951	345259476		081222 INV/DEL 700297717	609.9791.42199	8.05
		191951	409865281		062822 INV/DEL 700297717	609.9791.42199	(0.29)
		191951	345259480		081222 INV/DEL 700297736	609.9792.42199	5.75
		191951	345259482		081222 INV/DEL 700297736	609.9792.42199	28.75
		191951	345259481		081222 INV/DEL 700297736	609.9792.42199	11.50
		191951	345259483		081222 INV/DEL 700297736	609.9792.42199	4.60
		191951	345259485		081222 INV/DEL 700297782	609.9793.42199	11.50
							10,045.45
08/25/2022	MAIN	191952	141666	BS&A SOFTWARE	HR TRAINING & TRAVEL EXPENSE 0722	101.1320.43050	5,175.00
08/25/2022	MAIN	191953	CHPD2022-6	CARDINAL INVESTIGATIONS	EMPLOYMENT BACKGROUNDS	101.2100.43050	3,190.00
		191953	CHPD2022-7		CSO EMPLOYMENT BACKGROUND	101.2100.43050	687.50
							3,877.50
08/25/2022	MAIN	191954	15427	CARLSON COMMUNITY SOLAR LLC	081622 SOLAR GARDEN	101.1940.43810	255.25
		191954	15427		081622 SOLAR GARDEN	602.9600.43810	153.52
		191954	15427		081622 SOLAR GARDEN	701.9950.43810	1,440.84
							1,849.61
08/25/2022	MAIN	191955	8000014661-5	CENTER POINT ENERGY	081622 8000014661-5	101.1940.43830	

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		191955	8268239-4		080822 8268239-4	101.2100.43830	98.42
		191955	8268239-4		080822 8268239-4	101.2200.43830	98.42
		191955	8000014661-5		081622 8000014661-5	101.5129.43830	110.79
		191955	10802324-3		080822 10802324-3	101.5200.43830	16.80
		191955	5452216-4		080822 5452216-4	101.5200.43830	16.80
		191955	5467671-3		080822 5467671-3	101.5200.43830	16.80
		191955	8000014661-5		081622 8000014661-5	101.5200.43830	91.38
		191955	10570341-7		080822 10570341-7	240.5500.43830	114.14
		191955	6401438486-7		080822 6401438486-7	408.6414.43830	10.33
		191955	8000014661-5		081622 8000014661-5	601.9600.43830	54.48
		191955	11299887-7		080822 11299887-7	602.9600.43830	18.03
		191955	9644621-6		080822 9644621-6	602.9600.43830	24.18
		191955	8000014661-5		081622 8000014661-5	609.9791.43830	67.03
		191955	8000014661-5		081622 8000014661-5	609.9792.43830	104.04
		191955	8000014661-5		081622 8000014661-5	609.9793.43830	25.84
		191955	64022970054-5		080822 6402970054-5	609.9794.43830	30.13
		191955	8000014661-5		081622 8000014661-5	701.9950.43830	117.48
							<hr/> 1,142.63
08/25/2022	MAIN	191956	0000605610	CENTRAL MCGOWAN	TIG GUN CABLE COVER	701.9950.42171	130.73
08/25/2022	MAIN	191957	31334	CENTRAL ROOFING CO INC	ROOF REPAIRS & MAINTENANCE PSB	101.2100.44020	817.50
		191957	31334		ROOF REPAIRS & MAINTENANCE PSB	101.2200.44020	817.50
							<hr/> 1,635.00
08/25/2022	MAIN	191958	7637880290045	CENTURYLINK	080722 763 788-0290 045	609.9792.43210	54.13
		191958	7637880064164		080722 763 788-0064 164	609.9792.43210	54.13
							<hr/> 108.26
08/25/2022	MAIN	191959	406067-00	CHAMBERLAIN OIL COMPANY INC	OIL, BRAKE CLEANER	701.0000.14120	135.79
		191959	406067-00		OIL, BRAKE CLEANER	701.9950.42161	34.48
		191959	405424-01		GREASE	701.9950.42171	467.87
							<hr/> 638.14
08/25/2022	MAIN	191960	4128220060	CINTAS INC	TOWELS, AIR FRESH 081222	101.2100.44020	7.40
		191960	4128220060		TOWELS, AIR FRESH 081222	101.2200.44020	7.40
		191960	4128405847		MOPS JPM 081622	101.5129.44020	30.10
							<hr/> 44.90
08/25/2022	MAIN	191961	0231144	CITY OF ROSEVILLE	IT SUPPORT 0822	101.2100.43050	278.81
08/25/2022	MAIN	191962	072622	COLUMBIA COURT TOWNHOMES	1ST HALF 2022 DEVELOPER PAYMENT R8	389.7000.44600	9,608.00
08/25/2022	MAIN	191963	072622	COLUMBIA HEIGHTS LEASED	1ST HALF 2022 DEVELOPER PAYMENT T6	372.7000.44600	266,000.00

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08/25/2022	MAIN	191964	072622	COLUMBIA HEIGHTS LEASED	1ST HALF 2022 DEVELOPER PAYMENT Z6	375.7000.44600	122,522.03
08/25/2022	MAIN	191965	230686	COLUMBIA HEIGHTS RENTAL INC	TRAILER RENTAL	101.5200.44100	257.81
08/25/2022	MAIN	191966	220731	COMMERCIAL ASPHALT	MV4 WEAR ASPHALT	101.3121.42160	2,357.43
08/25/2022	MAIN	191967	Q884628	CORE & MAIN LP	IPERL METERS	601.9600.42990	2,516.43
08/25/2022	MAIN	191968	15428	CORNILLIE 2 COMMUNITY SOLAR	081622 SOLAR GARDEN	101.5129.43810	1,815.38
		191968	15428		081622 SOLAR GARDEN	604.9600.43810	75.21
							1,890.59
08/25/2022	MAIN	191969	072622	CREST VIEW ON 42ND	1ST HALF 2022 DEVELOPER PAYMENT R8	389.7000.44600	18,578.00
08/25/2022	MAIN	191970	501030	CRYSTAL SPRINGS ICE LLC	081522 INV/DEL	609.0000.14500	208.40
		191970	501030		081522 INV/DEL	609.9791.42199	4.00
							212.40
08/25/2022	MAIN	191971	E4-33003	CUMMINS INC	5W40 GENERATOR OIL	701.0000.14120	156.03
		191971	E4-32999		RTN 5W40 GENERATOR OIL	701.0000.14120	(83.61)
							72.42
08/25/2022	MAIN	191972	E4-32993	CUMMINS INC	FILTERS, 5W40 GENERATOR OIL	701.0000.14120	114.03
08/25/2022	MAIN	191973	2021203-1A13	CURBSIDE PRODUCTIONS LLC	MOVIE IN THE PARK 082522	101.1110.42171	750.00
08/25/2022	MAIN	191974	08/17/2022	DAVE CHRISTIANS	UB refund for account: 111-0670-00-101.0000.20120		1.36
		191974	08/17/2022		UB refund for account: 111-0670-00-433.0000.20120		1.36
		191974	08/17/2022		UB refund for account: 111-0670-00-601.0000.20120		62.44
		191974	08/17/2022		UB refund for account: 111-0670-00-602.0000.20120		27.66
		191974	08/17/2022		UB refund for account: 111-0670-00-603.0000.20120		8.21
		191974	08/17/2022		UB refund for account: 111-0670-00-604.0000.20120		7.17
							108.20
08/25/2022	MAIN	191975	08/17/2022	DOLORES EDGETT	UB refund for account: 103-0800-00-433.0000.20120		4.10
		191975	08/17/2022		UB refund for account: 103-0800-00-601.0000.20120		48.15
		191975	08/17/2022		UB refund for account: 103-0800-00-602.0000.20120		34.04
		191975	08/17/2022		UB refund for account: 103-0800-00-603.0000.20120		14.27
		191975	08/17/2022		UB refund for account: 103-0800-00-604.0000.20120		21.64
							122.20
08/25/2022	MAIN	191976	905405	ECM PUBLISHERS INC	AD-RFP GROUP MEDICAL INS 080522	101.1320.43500	58.25
		191976	902238		PUBLIC ACCURACY TEST 071522	101.1410.43500	34.95
		191976	903259		SAMPLE BALLOT 072222	101.1410.43500	
		191976	904192		NOTICE OF ELECTION 072922	101.1410.43500	

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		191976	904193		LGL AD - ORD #1678 072922	201.2400.43500	75.73
		191976	904194		LGL AD - ORD #1679 072922	201.2400.43500	75.73
		191976	905380		AD-BID YARD WASTE HAULING QUOTES 08 603.9530.43500		58.26
							636.57
08/25/2022	MAIN	191977	08/17/2022	EDWARD CARLSON	UB refund for account: 107-0180-00-433.0000.20120		5.40
		191977	08/17/2022		UB refund for account: 107-0180-00-601.0000.20120		62.97
		191977	08/17/2022		UB refund for account: 107-0180-00-602.0000.20120		44.54
		191977	08/17/2022		UB refund for account: 107-0180-00-603.0000.20120		18.75
		191977	08/17/2022		UB refund for account: 107-0180-00-604.0000.20120		28.44
							160.10
08/25/2022	MAIN	191978	91364	EHLERS & ASSOCIATES INC	TIF REPORTING	372.7000.43050	195.00
		191978	91362		R8, W3/W4, Z6 & T6 - CALC DEVELOPER	372.7000.43050	240.63
		191978	91364		TIF REPORTING	375.7000.43050	195.00
		191978	91362		R8, W3/W4, Z6 & T6 - CALC DEVELOPER	375.7000.43050	240.62
		191978	91364		TIF REPORTING	376.7000.43050	780.00
		191978	91364		TIF REPORTING	389.7000.43050	195.00
		191978	91362		R8, W3/W4, Z6 & T6 - CALC DEVELOPER	389.7000.43050	240.63
		191978	91364		TIF REPORTING	391.7000.43050	195.00
		191978	91362		R8, W3/W4, Z6 & T6 - CALC DEVELOPER	391.7000.43050	240.62
		191978	91364		TIF REPORTING	392.7000.43050	195.00
		191978	91364		TIF REPORTING	393.7000.43050	195.00
		191978	91363		NE BUISNESS CENTER REDEVELOPMENT	408.6416.43050	150.00
							3,062.50
08/25/2022	MAIN	191979	06484	EMERGE ENTERPRISES	PLASTIC RECYCLING 0722	603.9530.42920	630.00
08/25/2022	MAIN	191980	08/17/2022	ESTATE OF RANDALL FURY	UB refund for account: 104-0540-00-603.0000.20120		109.54
08/25/2022	MAIN	191981	1704	ETHICAL LEADERS IN ACTION	IILEADERSHIP DEVELOPEMENT - SERGEANTS	101.2100.43050	2,000.00
08/25/2022	MAIN	191982	2022-00836	FARR PLUMBING AND HEATING	LIREFUND PERMIT FEE 5100 RAINIER PASS	101.0000.32150	28.00
08/25/2022	MAIN	191983	0498001	FERGUSON WATERWORKS INC	TORQUE WRENCH	601.9600.42010	282.38
		191983	0498188		PACER #117 PUMP NOZ	601.9600.42010	52.98
		191983	0498185		PACER #117 PUMP NOZ'S	601.9600.42010	115.96
		191983	0498596		PACER #119 HOSE NOZ'S	601.9600.42010	149.31
		191983	CM036858		PACER# PUMP NOZ RTNR	601.9600.42010	(52.98)
		191983	0498170		METER WIRE	601.9600.42171	68.58
		191983	0498001		TORQUE WRENCH	602.9600.42010	282.37
							898.60
08/25/2022	MAIN	191984	090122	FIRST NATIONAL INSURANCE	INSURANCE SERVICE 0922	884.0000.15510	1, 156

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08/25/2022	MAIN	191985	101481575	FLEETPRIDE INC	FILTERS-INVENTORY	701.0000.14120	152.81
		191985	101479060		DRAIN VALVE	701.0000.14120	116.76
							269.57
08/25/2022	MAIN	191986	08/17/2022	GARRY JOHNSON	UB refund for account: 317-0630-00-	601.0000.20120	248.54
08/25/2022	MAIN	191987	476960	GENERAL OFFICE PRODUCTS CO	OFFICE FURNITURE REMOVAL, UPGRADE,	411.2100.45120	11,516.00
		191987	476962		CUBICALS AND MODIFICATIONS	411.2100.45120	5,535.36
		191987	476960		OFFICE FURNITURE REMOVAL, UPGRADE,	411.2200.45120	6,869.33
		191987	476962		CUBICALS AND MODIFICATIONS	411.2200.45120	11,931.20
							35,851.89
08/25/2022	MAIN	191988	4342-879152	GENUINE PARTS/NAPA AUTO	HEAD LAMPS	701.0000.14120	14.99
		191988	4342-879213		SALES TAX CREDIT	701.0000.14120	(1.00)
							13.99
08/25/2022	MAIN	191989	2022-00469	GRANT ACQUISITIONS LLC	REFUND PERMIT FEE 1415 PIERCE TERRA	101.0000.32150	28.00
		191989	2022-00093		REFUND CONTRACTOR LICENSE FEE	201.0000.32161	80.00
							108.00
08/25/2022	MAIN	191990	MN00116199	GRAPE BEGINNINGS INC	072222 INV/DEL	609.0000.14500	1,480.44
		191990	MN00116620		072922 INV	609.0000.14500	(670.04)
		191990	MN00116199		072222 INV/DEL	609.9791.42199	6.75
							817.15
08/25/2022	MAIN	191991	08/17/2022	HARVEY L COVEY JR	UB refund for account: 109-0485-00-	601.0000.20120	426.60
08/25/2022	MAIN	191992	SP-035-000116	HINTERLAND CSG, LLC	081622 SOLAR GARDEN	101.2100.43810	250.81
		191992	SP-035-000116		081622 SOLAR GARDEN	101.2200.43810	250.81
							501.62
08/25/2022	MAIN	191993	2021-01329	HOME DEPOT	REFUND PERMIT FEE 955 43RD AVE NE	201.0000.32192	128.00
		191993	2022-00425		REFUND PERMIT FEE 1135 LINCOLN TERR	201.0000.32192	128.00
							256.00
08/25/2022	MAIN	191994	9020063	HOME DEPOT #2802	CONCRETE MIX	101.5200.42160	179.42
		191994	9013740		CONCRET MIX, DUCT TAPE	101.5200.42160	179.42
		191994	9013740		CONCRET MIX, DUCT TAPE	101.5200.42171	7.48
		191994	5511174		WIRE STRIPPER	601.9600.42171	20.97
		191994	5622811		VALVE, BUSHING	601.9600.42171	8.95
							396.24
08/25/2022	MAIN	191995	3340947	ICC	MEMBERSHIP 2022	201.2400.44330	

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08/25/2022	MAIN	191996	114350	INSTY PRINTS	VOTER POST CARDS	101.1410.42030	209.67
08/25/2022	MAIN	191997	08/17/2022	JACK OLSON	UB refund for account: 106-0580-00-101.0000.20120		0.99
		191997	08/17/2022		UB refund for account: 106-0580-00-433.0000.20120		0.99
		191997	08/17/2022		UB refund for account: 106-0580-00-601.0000.20120		36.54
		191997	08/17/2022		UB refund for account: 106-0580-00-602.0000.20120		24.22
		191997	08/17/2022		UB refund for account: 106-0580-00-603.0000.20120		3.43
		191997	08/17/2022		UB refund for account: 106-0580-00-604.0000.20120		5.20
							71.37
08/25/2022	MAIN	191998	168868	KENNEDY & GRAVEN	PURCHASE AGREEMENT 5229/5233 UNV AV 609.9794.45120		1,079.50
08/25/2022	MAIN	191999	08/17/2022	KIM MASON HEINRICHS	UB refund for account: 102-0115-00-433.0000.20120		0.55
		191999	08/17/2022		UB refund for account: 102-0115-00-601.0000.20120		14.49
		191999	08/17/2022		UB refund for account: 102-0115-00-602.0000.20120		9.95
		191999	08/17/2022		UB refund for account: 102-0115-00-603.0000.20120		12.76
		191999	08/17/2022		UB refund for account: 102-0115-00-604.0000.20120		2.89
							40.64
08/25/2022	MAIN	192000	072822	KLICK/FLETCHER LEE	UMPIRE MEN'S SOFTBALL 060222-070722 101.5001.43050		342.00
08/25/2022	MAIN	192001	073122	LUCIOW/ALLEN	FIRE DEPARTMENT PAINTING	411.2200.45120	8,586.00
08/25/2022	MAIN	192002	SP-150-000040	MADISON ENERGY INVESTMENTS	081622 SOLAR GARDEN	101.2100.43810	230.77
		192002	SP-151-000040		081622 SOLAR GARDEN	101.2100.43810	189.67
		192002	SP-150-000040		081622 SOLAR GARDEN	101.2200.43810	230.78
		192002	SP-151-000040		081622 SOLAR GARDEN	101.2200.43810	189.67
							840.89
08/25/2022	MAIN	192003	SP-001-000181	MADISON ENERGY INVESTMENTS	1081622 SOLAR GARDEN	101.1940.43810	90.59
08/25/2022	MAIN	192004	INV10199649	MARCO, INC	COPIER MAINT 072522-102422	101.3100.44000	23.38
		192004	INV10199649		COPIER MAINT 072522-102422	101.3121.44000	23.36
		192004	INV10199649		COPIER MAINT 072522-102422	101.5200.44000	23.36
		192004	INV10199649		COPIER MAINT 072522-102422	601.9600.44000	23.36
		192004	INV10199649		COPIER MAINT 072522-102422	602.9600.44000	23.36
		192004	INV10199649		COPIER MAINT 072522-102422	701.9950.44000	23.36
							140.18
08/25/2022	MAIN	192005	1831	MARIE RIDGEWAY LICSW LLC	THERAPY, CHECK-INS, CONSULTATIONS	0101.2100.43050	1,540.00
08/25/2022	MAIN	192006	14735	MARTIN-MCALLISTER INC	PERSONNEL EVALUATIONS	101.2100.43050	2,600.00
08/25/2022	MAIN	192007	INV821891	MAVERICK WINE COMPANY	081222 INV/DEL	609.0000.14500	1,080.00
		192007	INV820571		081022 INV/DEL	609.0000.14500	1,
		192007	INV821891		081222 INV/DEL	609.9791.42199	

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		192007	INV820571		081022 INV/DEL	609.9791.42199	6.00
							2,614.60
08/25/2022	MAIN	192008	72630	MENARDS CASHWAY LUMBER-FRIDIGOO GONE SPRAY, SCRAPER		101.2100.42171	8.68
		192008	72028		PIPE, SNIPS, ELBOW	101.3121.42010	21.99
		192008	72028		PIPE, SNIPS, ELBOW	101.3121.42160	43.98
		192008	72084		SOLDER, PASTE, BRUSHES	101.3121.42171	13.16
		192008	72600		EXTENSION CORDS, ADAPTER, CABLE TIE	101.3121.42171	86.92
		192008	72598		SCREWS, DRILL BIT	101.3121.42171	18.14
		192008	72883		WASHERS, HEX NUTS	101.5129.42171	8.78
		192008	72875		BROOM, SOAP	101.5200.42171	12.80
		192008	72870		POLY TARPS, STAKES, MALLET	262.5016.42170	122.75
		192008	71350		HYDRAULIC CEMENT	602.9600.42160	29.76
		192008	71551		ROPE, TEE, VALVE, GAUGE, CAP SNAP,	602.9600.42171	65.71
		192008	71564		VALVE TOOL	602.9600.42171	2.39
							435.06
08/25/2022	MAIN	192009	729825	MIDWAY FORD	FILTERS-INVENTORY	701.0000.14120	260.00
08/25/2022	MAIN	192010	080422	MINNEAPOLIS FINANCE DEPT.	WATER PURCHASE 0722	601.9400.42990	181,129.65
08/25/2022	MAIN	192011	86490	MINNESOTA ROADWAYS	ASPHALT EMULSION	101.3121.42160	278.40
08/25/2022	MAIN	192012	081622	MN DEPT OF HEALTH	070122-093022 CONN FEE	601.9600.44320	15,795.00
08/25/2022	MAIN	192013	229984993	ORKIN INC	PEST CONTROL JPM 081622	101.5129.44020	116.00
08/25/2022	MAIN	192014	15123632	PARAGON DEVELOPMENT SYSTEMS	A/V ROOM UPS 1500VA	411.9999.42012.1911	775.01
		192014	15117784		CABLES	411.9999.42012.1911	148.11
		192014	15120608		FORTIGATE FIREWALL VAN BUREN PARKIN	420.6317.42012.1915	542.57
		192014	15127448		MOUNTING BRACKETS	437.9980.42010	178.91
		192014	15117630		MOUNT BRACKET	437.9980.42010	89.23
		192014	15114138		MICROSOFT OFFICE 365 MIGRATION	720.9980.43050	563.75
							2,297.58
08/25/2022	MAIN	192015	081222	PEREA/CECILIA	REFUND DAMAGE DEPOSIT LESS LATE REN	101.0000.20810	28.39
		192015	081222		REFUND DAMAGE DEPOSIT LESS LATE REN	101.0000.34781	398.44
							426.83
08/25/2022	MAIN	192016	2083	PICTURES AND GIFTS LLC	SAFETY VESTS	101.3121.42173	135.60
		192016	2083		SAFETY VESTS	101.3170.42173	135.60
		192016	2083		SAFETY VESTS	101.5200.42173	135.60
		192016	2083		SAFETY VESTS	601.9600.42173	135.60
		192016	2083		SAFETY VESTS	604.9600.42173	135.60

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08/25/2022	MAIN	192017	992739885	POPP.COM INC	070422 10013125	601.9600.43210	10.15
		192017	992744409		080422 10013125	601.9600.43210	13.46
		192017	992739885		070422 10013125	602.9600.43210	10.16
		192017	992744409		080422 10013125	602.9600.43210	13.46
		192017	992739885		070422 10013125	604.9600.43210	10.16
		192017	992744409		080422 10013125	604.9600.43210	13.46
							70.85
08/25/2022	MAIN	192018	200-1038059	PRECISE MRM LLC	DATA PLAN 0622	101.3121.43250	80.00
		192018	200-1038059		DATA PLAN 0622	604.9600.43250	80.00
							160.00
08/25/2022	MAIN	192019	318939811	PREMIUM WATERS INC	081522 WATER	609.9791.42171	13.50
08/25/2022	MAIN	192020	N9539480	QUADIENT LEASING USA, INC.	LEASE 061622-091522	101.1940.43220	693.72
		192020	N9539480		LEASE 061622-091522	101.1940.44100	75.16
		192020	N9539480		LEASE 061622-091522	601.9690.44100	225.47
		192020	N9539480		LEASE 061622-091522	602.9690.44100	225.47
		192020	N9539480		LEASE 061622-091522	603.9520.44100	112.73
		192020	N9539480		LEASE 061622-091522	603.9530.44100	112.73
							1,445.28
08/25/2022	MAIN	192021	511593	RAM/SWANA	MEMBERSHIP DAVIES 101622-101523	603.9530.44330	300.00
08/25/2022	MAIN	192022	1635	RAPID GRAPHICS & MAILING	POST CARDS, BUSINESS CARDS	101.3100.42030	57.16
		192022	1635		POST CARDS, BUSINESS CARDS	101.3121.42030	37.14
		192022	1635		POST CARDS, BUSINESS CARDS	101.5200.42030	37.14
		192022	1635		POST CARDS, BUSINESS CARDS	601.9600.42030	37.14
		192022	1635		POST CARDS, BUSINESS CARDS	602.9600.42030	37.14
		192022	1635		POST CARDS, BUSINESS CARDS	603.9530.42030	37.14
		192022	1635		POST CARDS, BUSINESS CARDS	604.9600.42030	37.14
							280.00
08/25/2022	MAIN	192023	INV-0722-772	RESPEC INC	GIS SERVICES 0722	101.3100.43050	1,148.18
		192023	INV-0722-772		GIS SERVICES 0722	101.3121.43050	106.31
		192023	INV-0722-772		GIS SERVICES 0722	101.5200.43050	106.31
		192023	INV-0722-772		GIS SERVICES 0722	601.9600.43050	255.15
		192023	INV-0722-772		GIS SERVICES 0722	602.9600.43050	255.15
		192023	INV-0722-772		GIS SERVICES 0722	701.9950.43050	255.15
							2,126.25
08/25/2022	MAIN	192024	0000054942	ROSENBAUER MINNESOTA LLC	GAUGE	701.0000.14120	158.00
08/25/2022	MAIN	192025	CD99444761	S.J. ELECTRO SYSTEMS INC	SCADA FIELD SERVICE	601.9600.43050	158.00

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08/25/2022	MAIN	192026	8196	SAFETYFIRST PLAYGROUND MAIN	PLAYGROUND SURFACING	101.5200.42160	2,882.60
		192026	8223		PLAYGROUND SURFACING	101.5200.42160	2,882.60
							5,765.20
08/25/2022	MAIN	192027	063022	SAUNDERS/STEPHEN	MILEAGE 040122-063022	609.9791.43310	50.90
08/25/2022	MAIN	192028	8106002508	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 0822	101.2100.44020	74.64
		192028	8106002508		PREVENT MAINT 0822	101.2200.44020	74.63
							149.27
08/25/2022	MAIN	192029	B14948370	SHI INC	MICROSOFT OFFICE 365 CITY WIDE	101.1110.42011	500.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	101.1320.42011	800.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	101.1510.42011	1,100.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	101.2100.42011	4,300.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	101.2200.42011	3,400.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	101.3100.42011	1,300.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	101.3121.42011	200.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	101.5000.42011	200.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	101.5129.42011	600.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	101.5200.42011	600.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	201.2400.42011	200.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	204.6314.42011	400.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	240.5500.42011	1,400.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	601.9600.42011	400.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	602.9600.42011	400.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	609.9791.42011	800.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	609.9792.42011	300.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	609.9793.42011	300.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	701.9950.42011	200.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	720.9980.42011	600.00
		192029	B14948370		MICROSOFT OFFICE 365 CITY WIDE	720.9980.44330	16,214.40
							34,214.40
08/25/2022	MAIN	192030	MN54481	SMALL LOT MN	081222 INV	609.0000.14500	369.96
08/25/2022	MAIN	192031	2239893	SOUTHERN GLAZER'S	072922 INV/DEL	609.0000.14500	701.70
		192031	2239903		072922 INV/DEL	609.0000.14500	1,286.45
		192031	2245164		081122 INV/DEL	609.0000.14500	940.76
		192031	2245163		081122 INV/DEL	609.0000.14500	5,477.89
		192031	2245162		081122 INV/DEL	609.0000.14500	334.80
		192031	2245161		081122 INV/DEL	609.0000.14500	5,074.92
		192031	2245159		081122 INV/DEL	609.0000.14500	1,
		192031	2245160		081122 INV/DEL	609.0000.14500	161

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		192031	2245158		081122 INV/DEL	609.0000.14500	320.50
		192031	2245167		081122 INV/DEL	609.0000.14500	108.00
		192031	2245166		081122 INV/DEL	609.0000.14500	554.40
		192031	2245165		081122 INV/DEL	609.0000.14500	839.50
		192031	2210822		051222 INV/DEL	609.0000.14500	236.00
		192031	9415237		071922 INV	609.0000.14500	(790.92)
		192031	9415690		072222 INV	609.0000.14500	(260.00)
		192031	9400870		060822 INV	609.0000.14500	(42.00)
		192031	9396630		052622 INV	609.0000.14500	(75.20)
		192031	9415763		072222 INV	609.0000.14500	(96.00)
		192031	9400871		060822 INV	609.0000.14500	(42.00)
		192031	9396631		052622 INV	609.0000.14500	(76.80)
		192031	2239893		072922 INV/DEL	609.9791.42199	7.68
		192031	2210822		051222 INV/DEL	609.9791.42199	2.77
		192031	2239903		072922 INV/DEL	609.9792.42199	15.36
		192031	2245164		081122 INV/DEL	609.9792.42199	7.04
		192031	2245163		081122 INV/DEL	609.9792.42199	28.16
		192031	2245162		081122 INV/DEL	609.9792.42199	4.69
		192031	2245161		081122 INV/DEL	609.9792.42199	16.64
		192031	2245159		081122 INV/DEL	609.9792.42199	21.76
		192031	2245160		081122 INV/DEL	609.9792.42199	15.36
		192031	2245158		081122 INV/DEL	609.9792.42199	7.68
		192031	2245167		081122 INV/DEL	609.9792.42199	2.56
		192031	2245166		081122 INV/DEL	609.9792.42199	10.24
		192031	2245165		081122 INV/DEL	609.9792.42199	7.68
							16,180.92
08/25/2022	MAIN	192032	689998	SPECIALIZED ENVIRO TECHNO	IYARD WASTE 0722	603.9510.42930	51.04
		192032	690117		YARD WASTE 0722	603.9510.42930	23.20
		192032	690373		YARD WASTE 0722	603.9510.42930	94.54
		192032	690277		YARD WASTE 0722	603.9510.42930	77.72
		192032	690909		YARD WASTE 0722	603.9510.42930	51.62
		192032	686955		YARD WASTE 0722	603.9510.42930	50.46
		192032	688317		YARD WASTE 0722	603.9510.42930	35.38
		192032	688416		YARD WASTE 0722	603.9510.42930	31.32
		192032	688612		YARD WASTE 0722	603.9510.42930	27.26
		192032	691818		YARD WASTE 0722	603.9510.42930	59.16
		192032	692033		YARD WASTE 0722	603.9510.42930	54.52
		192032	692171		YARD WASTE 0722	603.9510.42930	44.66
							600.88
08/25/2022	MAIN	192033	F0318950T	SPOK INC	080122 0318950-3	601.9600.43250	
		192033	F0318950T		080122 0318950-3	602.9600.43250	

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21.43

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Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
							42.86
08/25/2022	MAIN	192034	186267	STAGES THEATER COMPANY	LITTLE MERMAID 072722	262.5016.44200	80.00
08/25/2022	MAIN	192035	2022-00782	STANDARD HEATING & AIR COND	REFUND PERMIT FEE 4644 JEFFERSON ST	201.0000.32194	80.00
08/25/2022	MAIN	192036	I1584304	STREICHER'S GUN'S INC/DON	NAME TAGS	101.2100.42172	15.98
		192036	I1584103		VEST CARRIERS, NAME TAGS	101.2100.42172	567.98
							583.96
08/25/2022	MAIN	192037	S362000-IN	TESSMAN CO	HERBICIDE	101.5200.42161	308.11
08/25/2022	MAIN	192038	08/17/2022	TRAVIS PENDERGRASS	UB refund for account: 111-0240-00-433.0000.20120		0.57
		192038	08/17/2022		UB refund for account: 111-0240-00-601.0000.20120		24.87
		192038	08/17/2022		UB refund for account: 111-0240-00-602.0000.20120		10.83
		192038	08/17/2022		UB refund for account: 111-0240-00-603.0000.20120		3.43
		192038	08/17/2022		UB refund for account: 111-0240-00-604.0000.20120		2.99
							42.69
08/25/2022	MAIN	192039	163089119	TRUGREEN CHEMLAWN	LAWN SERVICE-PSB 072622	101.2100.44020	42.24
		192039	163089119		LAWN SERVICE-PSB 072622	101.2200.44020	42.24
		192039	163089116		LAWN SVC-RAMSDELL 072622	101.5200.43050	86.46
		192039	163089118		LAWN SERVICE-TV1 &TV2 072622	609.9791.44020	113.03
		192039	163089118		LAWN SERVICE-TV1 &TV2 072622	609.9792.44020	94.75
							378.72
08/25/2022	MAIN	192040	152412815	ULINE INC	FIRST AID SUPPLIES	101.2100.42171	46.33
08/25/2022	MAIN	192041	9912410736	VERIZON WIRELESS	080122 542000689-00001	101.2100.43211	1,580.58
		192041	9912410736		080122 542000689-00001	101.2200.43211	247.62
		192041	9912410736		080122 542000689-00001	101.5000.43211	41.27
							1,869.47
08/25/2022	MAIN	192042	2504360550	WHOLESALE TRUCK-TRLR	PRTS :BRAKE PADS	701.0000.14120	189.94
		192042	2504360588		ROTOR	701.0000.14120	124.52
							314.46
08/25/2022	MAIN	192043	0983147463	XCEL ENERGY (N S P)	080822 51-7867950-2	101.3160.43810	29.18
		192043	0983145741		080822 51-7867659-8	101.3160.43810	176.43
		192043	0983115327		080822 51-4697130-6	101.5129.43810	178.30
		192043	0983179307		080822 51-0011039127-7	101.5200.43810	39.47
		192043	0983207558		080822 51-0012266105-3	101.5200.43810	105.13
		192043	0983155278		080822 51-8042065-3	101.5200.43810	23.51
		192043	0983163357		080822 51-9597586-9	101.5200.43810	111.43
		192043	0983165922		080822 51-0010057576-4	101.5200.43810	111.43

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		192043	0984283728		081222 51-5950185-0	101.5200.43810	289.70
		192043	0983176962		080822 51-9893848-4	212.3190.43810	41.66
		192043	'0983203885		080822 51-0011980129-4	212.3190.43810	111.02
		192043	0983216093		080822 51-0013059132-8	228.6317.43810	801.05
		192043	0984365780		081222 51-0012469064-3	408.6414.43810	1.35
		192043	0983217810		080822 51-0013099828-3	602.9600.43810	157.74
		192043	0983184335		080822 51-0010836533-8	604.9600.43810	21.62
		192043	0983404050		080922 51-8335213-4	609.9791.43810	121.89
		192043	0983401815		080922 51-8335212-3	609.9792.43810	1,379.66
		192043	0983124820		080822 51-4436024-5	609.9793.43810	797.96
		192043	0983241045		080822 51-0014068181-7	609.9794.43810	43.10
							4,455.27
08/25/2022	MAIN	192044	698	YOUNG/JORDAN	TALL GRASS, BRUSH, SCRUB, HAUL	415.6450.44000	2,024.66
		192044	697		TALL GRASS, BRUSH, HAUL	415.6450.44000	2,040.73
							4,065.39
08/25/2022	MAIN	81 (A)	13119281	ALLIED UNIVERSAL SECURITY	SISECURITY JPM 080522	101.5129.43050	192.00
08/25/2022	MAIN	82 (A)	100940561	BLUE CLOUD DISTRIBUTION OF	1080922 INV	609.0000.14500	1,419.50
		82 (A)	100940548		080822 INV	609.0000.14500	1,531.50
							2,951.00
08/25/2022	MAIN	83 (A)	INV-21165	GOVERNMENTJOBS.COM INC	HR APP SERVICES 082121-082022	101.1320.44000	11,388.30
08/25/2022	MAIN	9 (S)	1570-8	SHERWIN WILLIAMS	PAINT	101.5200.42171	469.26
		9 (S)	1803-3		CREDIT PAINT-BILLED IN ERROR	101.5200.42171	(469.26)
							0.00
09/01/2022	MAIN	192048	5619801	56 BREWING LLC	081622 INV	609.0000.14500	374.00
		192048	5619825		081722 INV	609.0000.14500	215.00
							589.00
09/01/2022	MAIN	192049	3519063	ADAM'S PEST CONTROL, INC	PEST CONTROL PS 080422	101.2100.44020	46.85
		192049	3519063		PEST CONTROL PS 080422	101.2200.44020	46.85
							93.70
09/01/2022	MAIN	192050	70572	AID ELECTRIC SERVICE INC	TROUBLESHOOT STREET LIGHTS 40TH & 5	101.3160.44000	128.00
		192050	70571		REPAIR BROKEN PIPE-HUSET	101.5200.44000	621.07
		192050	70570		TROUBLESHOOT POWER TO HUSET PARK BL	101.5200.44000	333.46
		192050	70569		PRESTEMON-TROUBLESHOOT LIGHTS	101.5200.44000	158.72
		192050	70568		SILVER LK BEACH-TROUBLESHOOT LIGHTS	101.5200.44000	258.50
		192050	70573		TV1-REPLACE MONUMENT GFI	609.9791.44000	

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							1,741.29
09/01/2022	MAIN	192051	CI00024584	ALLINA HEALTH SYSTEMS	MED DIRECTORSHIP Q3 0722-0922	101.2200.43105	1,060.50
09/01/2022	MAIN	192052	INV-087593	AMERICAN ENGINEERING TESTIN	CENTRAL AVE MATERIALS TESTING	652.9999.43050.2204	6,295.60
09/01/2022	MAIN	192053	18785	AMERICAN LEGAL PUBLISHING II	INTERNET 091622-091623	101.1410.43050	495.00
09/01/2022	MAIN	192054	08/31/2022	ANGIE & MERLE WATSON	UB refund for account: 105-0405-00-433.0000.20120		27.00
		192054	08/31/2022		UB refund for account: 105-0405-00-601.0000.20120		919.54
		192054	08/31/2022		UB refund for account: 105-0405-00-602.0000.20120		293.40
		192054	08/31/2022		UB refund for account: 105-0405-00-603.0000.20120		93.60
		192054	08/31/2022		UB refund for account: 105-0405-00-604.0000.20120		141.93
							1,475.47
09/01/2022	MAIN	192055	B220811G	ANOKA COUNTY	BROADBAND CONN 0922	101.2100.43250	37.50
		192055	B220811G		BROADBAND CONN 0922	101.2200.43250	37.50
		192055	B220811G		BROADBAND CONN 0922	101.3100.43250	18.75
		192055	B220811G		BROADBAND CONN 0922	101.3121.43250	3.75
		192055	B220811G		BROADBAND CONN 0922	101.5200.43250	3.75
		192055	B220811G		BROADBAND CONN 0922	601.9600.43250	3.75
		192055	B220811G		BROADBAND CONN 0922	602.9600.43250	3.75
		192055	B220811G		BROADBAND CONN 0922	701.9950.43250	3.75
							112.50
09/01/2022	MAIN	192056	AR020064	ANOKA COUNTY TREASURER	LANGUAGE LINE 0622	101.2100.43250	1,407.01
		192056	AR020064		LANGUAGE LINE 0622	101.2100.43250	687.01
		192056	AR020053		CJDN ACCESS FEE Q2 2022	101.2100.44000	720.00
		192056	AR019868		APX6500 PORTABLE RADIO	101.2200.42010	3,960.75
							6,774.77
09/01/2022	MAIN	192057	2500078745	ARAMARK UNIFORM & CAREER API	082322 MOPS,MATS,TOWELS	609.9791.44020	100.08
		192057	2500081242		082522 MOPS,MATS,TOWELS	609.9792.44020	92.31
		192057	2500080577		082522 MOPS,MATS,TOWELS	609.9793.44020	49.51
							241.90
09/01/2022	MAIN	192058	411	ARTEDUTC LLC	YOUTH DRAWING WORKSHOP SUMMER	262.5016.43050	1,680.00
09/01/2022	MAIN	192059	3541037	ARTISAN BEER COMPANY	061022 INV	609.0000.14500	2,480.90
		192059	3553722		081122 INV	609.0000.14500	1,382.08
		192059	3553338		081122 INV	609.0000.14500	599.20
		192059	3554758		081822 INV	609.0000.14500	951.00
		192059	3553723		081222 INV	609.0000.14500	510.15

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09/01/2022	MAIN	192060	500584671	ASCAP	LICENSE FEE 010123-073123	225.9844.44390	13.42
09/01/2022	MAIN	192061	298442	ASPEN MILLS, INC.	COAT, PANTS, SHOES, SHIRTS, CAP, BA	101.2200.42172	596.85
09/01/2022	MAIN	192062	222764	ASSURED SECURITY INC	INSTALL CABINET LOCKS, ADJ HINGES	101.2100.44020	235.47
		192062	222764		INSTALL CABINET LOCKS, ADJ HINGES	101.2200.44020	235.46
							470.93
09/01/2022	MAIN	192063	01P80196	ASTLEFORD INTERNATIONAL	ANNUAL NED SOFTWARE UPDATE	701.9950.42011	501.30
09/01/2022	MAIN	192064	2036927348	BAKER & TAYLOR	BOOK ORDER	240.5500.42180	76.05
		192064	2036921345		BOOK ORDER	240.5500.42180	418.45
		192064	2036886432		BOOK ORDER	240.5500.42180	498.40
		192064	2036935584		BOOK ORDER	240.5500.42180	665.74
		192064	2036928367		BOOK ORDER	240.5500.42180	706.44
		192064	2036919746		BOOK ORDER	240.5500.42180	212.77
							2,577.85
09/01/2022	MAIN	192065	03112	BANGSTAD BREWING COMPANY LL	081722 INV	609.0000.14500	115.46
09/01/2022	MAIN	192066	250175	BARNA GUZY & STEFFEN LTD	3989 CENTRAL LEGAL SERVICES CONDO C	411.9999.43050.1911	4,987.33
09/01/2022	MAIN	192067	0105620200	BELLBOY BAR SUPPLY	081722 BAGS, INV	609.0000.14500	243.71
		192067	0105620300		081922 INV	609.0000.14500	23.81
		192067	0105658000		082422 INV, BAGS	609.0000.14500	234.79
		192067	0105620200		081722 BAGS, INV	609.9791.42171	181.50
		192067	0105658000		082422 INV, BAGS	609.9791.42171	486.35
		192067	0105658200		082422 BAGS	609.9793.42171	384.00
							1,554.16
09/01/2022	MAIN	192068	0096061200	BELLBOY CORPORATION	081022 INV/DEL	609.0000.14500	2,616.25
		192068	0096157100		081922 INV/DEL	609.0000.14500	1,040.00
		192068	0095967300		080222 INV	609.0000.14500	(127.75)
		192068	0096109700		081122 INV/DEL	609.0000.14500	(299.00)
		192068	0096061200		081022 INV/DEL	609.9791.42199	44.00
		192068	0096109700		081122 INV/DEL	609.9791.42199	(1.65)
		192068	0096157100		081922 INV/DEL	609.9792.42199	28.00
							3,299.85
09/01/2022	MAIN	192069	18755	BLACK STACK BREWING	081022 INV	609.0000.14500	171.00
		192069	18754		081022 INV	609.0000.14500	171.00
							342.00
09/01/2022	MAIN	192070	061622	BONESTEEL/PAUL	LUNCH 061322-061622	101.2100.43310	
09/01/2022	MAIN	192071	189461	BOURGET IMPORTS LLC	081922 INV/DEL	609.0000.14500	88.00

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		192071	189460		081922 INV/DEL	609.0000.14500	112.00
		192071	189460		081922 INV/DEL	609.9791.42199	1.75
		192071	189461		081922 INV/DEL	609.9792.42199	1.75
							203.50
09/01/2022	MAIN	192072	345263303	BREAKTHRU BEVERAGE MN BEER	1081222 INV 700297782	609.0000.14500	10,855.70
		192072	345286498		081622 INV 700297736	609.0000.14500	61.45
		192072	345286496		081622 INV 700297736	609.0000.14500	175.00
		192072	345300493		081622 INV 700297717	609.0000.14500	59.30
		192072	345263390		081222 INV 700297717	609.0000.14500	1,098.00
		192072	345263302		081222 INV 700297736	609.0000.14500	610.00
		192072	410006985		081022 INV 700297717	609.0000.14500	(46.40)
							12,813.05
09/01/2022	MAIN	192073	345259486	BREAKTHRU BEVERAGE MN W&S LI	081222 INV 700297782	609.0000.14500	63.00
		192073	345259479		081222 INV 700297736	609.0000.14500	63.00
		192073	345434439		082622 INV/DEL 700297717	609.0000.14500	450.75
		192073	34543442		082622 INV/DEL 700297782	609.0000.14500	233.90
		192073	345452191		082622 INV/DEL 700297717	609.0000.14500	352.00
		192073	409988825		080422 INV/DEL 700297717	609.0000.14500	(29.18)
		192073	345434439		082622 INV/DEL 700297717	609.9791.42199	6.90
		192073	345452191		082622 INV/DEL 700297717	609.9791.42199	6.90
		192073	409988825		080422 INV/DEL 700297717	609.9791.42199	(0.38)
		192073	34543442		082622 INV/DEL 700297782	609.9793.42199	2.30
							1,149.19
09/01/2022	MAIN	192074	6769	BROKEN CLOCK BREWING COOP	081022 INV	609.0000.14500	168.00
09/01/2022	MAIN	192075	00250319	BROYHILL EQUIPMENT LLC	BROYHILL 2.5 CY HOPPER WITH SIDE TI	603.9520.45180	8,729.00
		192075	00250319		BROYHILL 2.5 CY HOPPER WITH SIDE TI	603.9530.45180	8,729.00
							17,458.00
09/01/2022	MAIN	192076	2724792	CAPITOL BEVERAGE SALES LP	081522 INV	609.0000.14500	1,093.97
		192076	2724158		081122 INV	609.0000.14500	6,524.88
		192076	2727228		081822 INV	609.0000.14500	3,712.23
		192076	2723560		081022 INV	609.0000.14500	8,839.30
		192076	2726769		081722 INV	609.0000.14500	6,983.54
							27,153.92
09/01/2022	MAIN	192077	78274430	CENGAGE LEARNING INC	LARGEPRINT BOOK ORDER	240.5500.42180	137.20
09/01/2022	MAIN	192078	6401438486-7	CENTER POINT ENERGY	092022 6401438486-7	408.6414.43830	7.05
09/01/2022	MAIN	192079	7637894821851	CENTURYLINK	080422 763 789-4821 851	101.2200.43210	7.05

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09/01/2022	MAIN	192080	22258	CHET'S SHOES	BOOTS	101.2200.42172	225.24
09/01/2022	MAIN	192081	4129565329	CINTAS INC	RUGS CITY HALL 082622	101.1940.44020	21.45
		192081	4129089856		MOPS JPM 082322	101.5129.44020	30.10
		192081	4128904784		UNIFORM RENTAL 081922	701.9950.42172	31.99
		192081	4128219991		UNIFORM RENTAL 081222	701.9950.42172	31.99
							115.53
09/01/2022	MAIN	192082	230797	COLUMBIA HEIGHTS RENTAL INC	TRAILER RENTAL	101.5200.44100	166.97
09/01/2022	MAIN	192083	153238479	COMCAST	081522 934571297	101.1110.43250	19.44
		192083	153238479		081522 934571297	101.1320.43250	29.16
		192083	153238479		081522 934571297	101.1510.43250	63.18
		192083	153238479		081522 934571297	101.1940.43250	4.86
		192083	153238479		081522 934571297	101.2100.43250	131.23
		192083	153238479		081522 934571297	101.2200.43250	121.50
		192083	153238479		081522 934571297	101.3100.43250	68.04
		192083	153238479		081522 934571297	101.3121.43250	9.72
		192083	153238479		081522 934571297	101.5000.43250	34.02
		192083	153238479		081522 934571297	101.5129.43250	9.72
		192083	153238479		081522 934571297	101.5200.43250	9.72
		192083	153238479		081522 934571297	201.2400.43250	14.58
		192083	153238479		081522 934571297	204.6314.43250	19.44
		192083	153238479		081522 934571297	225.9844.43250	14.58
		192083	153238479		081522 934571297	240.5500.43250	204.13
		192083	153238479		081522 934571297	601.9600.43250	4.86
		192083	153238479		081522 934571297	602.9600.43250	4.86
		192083	153238479		081522 934571297	609.9791.43250	641.31
		192083	153238479		081522 934571297	609.9792.43250	617.01
		192083	153238479		081522 934571297	609.9793.43250	602.43
		192083	153238479		081522 934571297	701.9950.43250	9.72
		192083	153238479		081522 934571297	720.9980.43250	131.24
							2,764.75
09/01/2022	MAIN	192084	220815	COMMERCIAL ASPHALT	MV4 WEAR ASPHALT	101.3121.42160	423.29
09/01/2022	MAIN	192085	24989	COMMERCIAL STEAM TEAM	CARPET CLEANING TV2	609.9792.44020	706.55
		192085	24997		CARPET CLEANING TV3	609.9793.44020	374.06
							1,080.61
09/01/2022	MAIN	192086	1232	COR ROBOTICS LLC	RC WARS ENOCRE YOUTH CAMP	262.5016.43050	980.00
		192086	1237		EUREKA ENGINEERING YOUTH SUMMER CAM	262.5016.43050	2,
							3,

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Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
09/01/2022	MAIN	192087	SC04346	CORE & MAIN LP	SERVICE CHARGE FOR INVOICE #Q134624	601.9600.43050	30.28
09/01/2022	MAIN	192088	501067	CRYSTAL SPRINGS ICE LLC	081722 INV/DEL	609.0000.14500	164.10
		192088	501080		081822 INV/DEL	609.0000.14500	75.20
		192088	501066		081722 INV/DEL	609.0000.14500	92.50
		192088	501115		082222 INV/DEL	609.0000.14500	235.50
		192088	9000439		082522 INV/DEL	609.0000.14500	35.90
		192088	501155		082422 INV/DEL	609.0000.14500	93.20
		192088	501080		081822 INV/DEL	609.9791.42199	4.00
		192088	501115		082222 INV/DEL	609.9791.42199	4.00
		192088	9000439		082522 INV/DEL	609.9791.42199	4.00
		192088	501067		081722 INV/DEL	609.9792.42199	4.00
		192088	501066		081722 INV/DEL	609.9793.42199	4.00
		192088	501155		082422 INV/DEL	609.9793.42199	4.00
							720.40
09/01/2022	MAIN	192089	E4-33517	CUMMINS INC	OIL, FILTER	701.0000.14120	403.74
09/01/2022	MAIN	192090	3969368	DALCO ENTERPRISES INC	TWLS, TP, WIPES, CLNR, LINERS	101.2100.42171	148.40
		192090	3969368		TWLS, TP, WIPES, CLNR, LINERS	101.2200.42171	148.40
							296.80
09/01/2022	MAIN	192091	INV-002236	DEFIANT DISTRIBUTORS LLC	082422 INV	609.0000.14500	115.00
09/01/2022	MAIN	192092	5314459	DISCOUNT STEEL INC	ROLLED STEEL	701.0000.14120	35.29
		192092	5313192		CASTER WHEEL	701.0000.14120	6.06
							41.35
09/01/2022	MAIN	192093	0130458-IN	EARL F ANDERSEN INC	U-POST BRACKETS	101.3170.42171	118.25
		192093	0130458-IN		U-POST BRACKETS	212.3190.42171	236.50
							354.75
09/01/2022	MAIN	192094	907257	ECM PUBLISHERS INC	PHN ORD 1681 081922	101.1110.43500	194.75
09/01/2022	MAIN	192095	91583	EHLERS & ASSOCIATES INC	CONTINUING DISCLOSURE	315.7000.46200	600.00
		192095	91583		CONTINUING DISCLOSURE	345.7000.46200	600.00
		192095	91583		CONTINUING DISCLOSURE	346.7000.46200	600.00
		192095	91583		CONTINUING DISCLOSURE	347.7000.46200	600.00
		192095	91556		ARBITRAGE REPORTING	347.7000.46200	3,000.00
		192095	91583		CONTINUING DISCLOSURE	348.7000.46200	600.00
		192095	91584		CONTINUING DISCLOSURE	372.7000.46200	500.00
		192095	91583		CONTINUING DISCLOSURE	392.7000.46200	600.00
		192095	91583		CONTINUING DISCLOSURE	639.7000.46200	600.00
		192095	91557		ARBITRAGE REPORTING	639.7000.46200	1,

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							8,700.00
09/01/2022	MAIN	192096	315	EMERGENCY TECHNICAL DECON	TURN-OUT GEAR CLEANING	101.2200.43050	178.00
09/01/2022	MAIN	192097	0366382	FERGUSON WATERWORKS INC	2022 HYDRANT PAINTING	601.9600.45185	13,500.00
09/01/2022	MAIN	192098	101634457	FLEETPRIDE INC	FILTER	701.0000.14120	38.92
		192098	101426796		FILTERS	701.0000.14120	39.96
		192098	101462193		FILTER	701.0000.14120	35.36
		192098	101773139		WRENCHES	701.9950.42171	78.97
							193.21
09/01/2022	MAIN	192099	27936	FLEXIBLE PIPE TOOL CO INC	STRAINER FILTER	701.0000.14120	73.05
09/01/2022	MAIN	192100	A03970/R	FRATTALONE'S HARDWARE & GARIBOLTS		701.0000.14120	7.48
09/01/2022	MAIN	192101	PJI-0190359	GAME TIME	SWING SET-PRESTEMON	101.5200.42010	1,619.85
09/01/2022	MAIN	192102	4342-878824	GENUINE PARTS/NAPA AUTO	BATTERIES	701.0000.14120	293.52
		192102	4342-878819		SPARK PLUGS	701.0000.14120	102.78
		192102	4342-878823		BATTERY	701.0000.14120	238.89
		192102	4342-879214		SALES TAX CREDIT ON INVOICE # 4342-	701.0000.14120	(19.52)
		192102	4342-879314		BATTERY CORE RETURN INV#4342-878824	701.0000.14120	(54.00)
		192102	4342-879212		SALES TAX CREDIT ON INVOICE # 4342-	701.0000.14120	(6.84)
		192102	4342-879211		SALES TAX CREDIT ON INVOICE #4342-8	701.0000.14120	(15.89)
		192102	4342-879313		BATTERY CORE RETURN INV#4342-878823	701.0000.14120	(54.00)
							484.94
09/01/2022	MAIN	192103	187784/D	GERTENS GREENHOUSE	TREE INJECTION SYSTEM, PROPIZOL, AR	101.6102.42010	1,949.00
		192103	187784/D		TREE INJECTION SYSTEM, PROPIZOL, AR	101.6102.42160	127.98
		192103	187784/D		TREE INJECTION SYSTEM, PROPIZOL, AR	101.6102.42171	90.00
		192103	189100/D		TREE BAGS	101.6102.42171.2013	1,995.00
							4,161.98
09/01/2022	MAIN	192104	22056	HALL/KYLE	FIRE CODE CAMP - HOTEL 071722-07212	101.2200.43320	145.00
		192104	072222		FIRE CODE CAMP MILEAGE	101.2200.43320	126.25
							271.25
09/01/2022	MAIN	192105	063022	HANSON/JEFFREY	MILEAGE 010122-063022	720.9980.43310	160.88
09/01/2022	MAIN	192106	530811	HOHENSTEINS INC	081222 INV	609.0000.14500	968.55
		192106	530779		081222 INV	609.0000.14500	1,783.55
		192106	531100		081222 INV	609.0000.14500	2,847.50
		192106	532964		081922 INV	609.0000.14500	2,893.65
							8,170.00

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09/01/2022	MAIN	192107	W62868	HORWITZ INC	HEPA FILTER MODIFICATIONS	240.5500.44020	554.10
09/01/2022	MAIN	192108	41163	INDEPENDENT TESTING TECH,	IMATERIALS TESTING 2022 STREET REHAB	415.9999.43050.2202	1,135.00
09/01/2022	MAIN	192109	14903	INTEGRATED LOSS CONTROL INC	0922 SAFETY SERVICES	101.3121.43105	75.66
		192109	14903		0922 SAFETY SERVICES	101.5200.43105	75.67
		192109	14903		0922 SAFETY SERVICES	601.9600.43105	75.66
		192109	14903		0922 SAFETY SERVICES	602.9600.43105	75.67
		192109	14903		0922 SAFETY SERVICES	604.9600.43105	75.67
		192109	14903		0922 SAFETY SERVICES	701.9950.43105	75.67
							454.00
09/01/2022	MAIN	192110	2119471	JOHNSON BROS. LIQUOR CO.	081922 INV	609.0000.14500	108.00
		192110	2119472		081922 INV	609.0000.14500	680.00
		192110	2119473		081922 INV	609.0000.14500	600.00
		192110	2119474		081922 INV	609.0000.14500	2,200.00
		192110	2119497		081922 INV	609.0000.14500	2,200.00
		192110	2119489		081922 INV	609.0000.14500	366.00
		192110	2119482		081922 INV	609.0000.14500	1,088.00
		192110	2119496		081922 INV	609.0000.14500	320.00
		192110	2119491		081922 INV	609.0000.14500	66.00
		192110	2119495		081922 INV	609.0000.14500	480.00
		192110	2119494		081922 INV	609.0000.14500	497.00
		192110	2119488		081922 INV	609.0000.14500	96.00
		192110	2118445		081822 INV	609.0000.14500	3,760.00
		192110	2117175		081722 INV	609.0000.14500	46.00
		192110	2119480		081922 INV	609.0000.14500	96.00
		192110	2117176		081722 INV	609.0000.14500	414.00
		192110	2117174		081722 INV	609.0000.14500	429.50
		192110	2117171		081722 INV	609.0000.14500	834.00
		192110	2117172		081722 INV	609.0000.14500	290.00
		192110	2117173		081722 INV	609.0000.14500	666.00
		192110	2117168		081722 INV	609.0000.14500	845.99
		192110	2117169		081722 INV	609.0000.14500	2,580.00
		192110	2117170		081722 INV	609.0000.14500	1,620.00
		192110	2117167		081722 INV	609.0000.14500	1,472.00
		192110	2118444		081822 INV	609.0000.14500	1,877.50
		192110	2118443		081822 INV	609.0000.14500	350.00
		192110	2119493		081922 INV	609.0000.14500	4,390.52
		192110	2119492		081922 INV	609.0000.14500	1,818.75
		192110	2119490		081922 INV	609.0000.14500	221.50
		192110	2119470		081922 INV	609.0000.14500	
		192110	2119487		081922 INV	609.0000.14500	

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		192110	2119486		081922 INV	609.0000.14500	504.00
		192110	2119485		081922 INV	609.0000.14500	1,080.00
		192110	2119484		081922 INV	609.0000.14500	2,580.00
		192110	2119483		081922 INV	609.0000.14500	941.00
		192110	2119481		081922 INV	609.0000.14500	2,500.00
		192110	2124323		082622 INV	609.0000.14500	940.00
		192110	2124324		082622 INV	609.0000.14500	132.00
		192110	2124325		082622 INV	609.0000.14500	128.00
		192110	2124326		082622 INV	609.0000.14500	587.50
		192110	2121977		082422 INV	609.0000.14500	141.00
		192110	2121971		082422 INV	609.0000.14500	80.00
		192110	2121973		082422 INV	609.0000.14500	36.00
		192110	2121979		082422 INV	609.0000.14500	54.00
		192110	2123197		082522 INV	609.0000.14500	395.00
		192110	2123199		082522 INV	609.0000.14500	151.00
		192110	2123204		082522 INV	609.0000.14500	484.00
		192110	2102727		072722 INV	609.0000.14500	188.00
		192110	2119876		082222 INV	609.0000.14500	1,168.56
		192110	2119475		081922 INV	609.0000.14500	395.00
		192110	215697		081022 INV	609.0000.14500	(8.00)
		192110	215698		081022 INV	609.0000.14500	(8.00)
		192110	212229		072122 INV	609.0000.14500	(13.81)
		192110	212228		072122 INV	609.0000.14500	(2.50)
		192110	212230		072122 INV	609.0000.14500	(3.00)
		192110	212589		072222 INV	609.0000.14500	(20.21)
		192110	214316		080122 INV	609.0000.14500	(66.67)
		192110	215700		081022 INV	609.0000.14500	(8.00)
		192110	215699		081022 INV	609.0000.14500	(16.00)
		192110	2119471		081922 INV	609.9791.42199	2.70
		192110	2119472		081922 INV	609.9791.42199	13.50
		192110	2119473		081922 INV	609.9791.42199	22.96
		192110	2119474		081922 INV	609.9791.42199	52.66
		192110	2118445		081822 INV	609.9791.42199	70.17
		192110	2117171		081722 INV	609.9791.42199	4.05
		192110	2117172		081722 INV	609.9791.42199	1.35
		192110	2117173		081722 INV	609.9791.42199	5.40
		192110	2117168		081722 INV	609.9791.42199	6.76
		192110	2117169		081722 INV	609.9791.42199	28.35
		192110	2117170		081722 INV	609.9791.42199	8.78
		192110	2117167		081722 INV	609.9791.42199	37.80
		192110	2118444		081822 INV	609.9791.42199	
		192110	2118443		081822 INV	609.9791.42199	

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		192110	2124323		082622 INV	609.9791.42199	10.80
		192110	2121977		082422 INV	609.9791.42199	4.05
		192110	2121971		082422 INV	609.9791.42199	1.35
		192110	2121973		082422 INV	609.9791.42199	1.35
		192110	2123197		082522 INV	609.9791.42199	9.45
		192110	2123199		082522 INV	609.9791.42199	4.20
		192110	2123204		082522 INV	609.9791.42199	12.16
		192110	2119876		082222 INV	609.9791.42199	27.00
		192110	2119475		081922 INV	609.9791.42199	6.75
		192110	2119497		081922 INV	609.9792.42199	52.68
		192110	2119489		081922 INV	609.9792.42199	10.79
		192110	2119482		081922 INV	609.9792.42199	22.99
		192110	2119496		081922 INV	609.9792.42199	12.16
		192110	2119491		081922 INV	609.9792.42199	2.70
		192110	2119495		081922 INV	609.9792.42199	4.05
		192110	2119494		081922 INV	609.9792.42199	5.40
		192110	2119488		081922 INV	609.9792.42199	1.35
		192110	2119493		081922 INV	609.9792.42199	39.85
		192110	2119492		081922 INV	609.9792.42199	14.85
		192110	2119490		081922 INV	609.9792.42199	2.70
		192110	2119470		081922 INV	609.9792.42199	14.85
		192110	2119487		081922 INV	609.9792.42199	1.35
		192110	2119486		081922 INV	609.9792.42199	5.40
		192110	2119485		081922 INV	609.9792.42199	6.08
		192110	2119484		081922 INV	609.9792.42199	28.36
		192110	2119483		081922 INV	609.9792.42199	6.75
		192110	2119481		081922 INV	609.9792.42199	58.05
		192110	2117175		081722 INV	609.9793.42199	2.10
		192110	2119480		081922 INV	609.9793.42199	4.05
		192110	2117176		081722 INV	609.9793.42199	4.20
		192110	2117174		081722 INV	609.9793.42199	4.20
		192110	2124324		082622 INV	609.9793.42199	2.70
		192110	2124325		082622 INV	609.9793.42199	2.70
		192110	2124326		082622 INV	609.9793.42199	6.75
		192110	2121979		082422 INV	609.9793.42199	1.35
		192110	2119477		081922 DEL	609.9793.42199	1.35
		192110	2102727		072722 INV	609.9793.42199	6.75
		192110	214316		080122 INV	609.9793.42199	(1.35)

44,396.97

09/01/2022	MAIN	192111	168869	KENNEDY & GRAVEN	RUETER WALTON TIF TITTLE MATTERS	420.6414.43050	2,
09/01/2022	MAIN	192112	22581	KODRU-MOONEY	RE-BUILD ROSS VALVE	601.9600.45185	3,

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09/01/2022	MAIN	192113	90319	LOE'S OIL COMPANY INC	HAZARDOUS WASTE DISPOSAL	603.9540.43050	100.00
		192113	90320		ANTI FREEZE DISPOSAL	701.9950.43050	37.50
							137.50
09/01/2022	MAIN	192114	270587	LTG TRAILS, INC.	CABLE CONTROL, HITCH MOUNT	101.5200.42010	1,818.50
09/01/2022	MAIN	192115	46981	LUPULIN BREWING CO	081622 INV	609.0000.14500	207.70
09/01/2022	MAIN	192116	94006	LVC COMPANIES INC	DOOR CONTACT REPLACEMENT	701.9950.44020	280.00
09/01/2022	MAIN	192117	347741	M AMUNDSON CIGAR & CANDY CO	082622 INV	609.0000.14500	3,628.72
09/01/2022	MAIN	192118	INV10274692	MARCO, INC	COPY MAINT SERVICES	240.5500.44000	137.94
		192118	INV10274693		PRINTER MAINT SERVICES	240.5500.44000	94.19
							232.13
09/01/2022	MAIN	192119	21243371	MATTSON/TOM	BOOTS	101.2200.42172	120.99
09/01/2022	MAIN	192120	INV826134	MAVERICK WINE COMPANY	082322 INV/DEL	609.0000.14500	1,676.02
		192120	INV826134		082322 INV/DEL	609.9791.42199	6.00
							1,682.02
09/01/2022	MAIN	192121	645750	MCDONALD DISTRIBUTING CO	081222 INV	609.0000.14500	553.55
		192121	646476		081922 INV	609.0000.14500	179.25
							732.80
09/01/2022	MAIN	192122	16292	MEGA BEER LLC	081022 INV	609.0000.14500	302.75
09/01/2022	MAIN	192123	73148	MENARDS CASHWAY LUMBER-FRIDISOAP, LIGHT BULBS, WIPES	081022 INV	101.3170.42171	21.81
		192123	73592		SINK DRAIN	101.5129.42171	13.48
		192123	73637		MORTAR, WASHER, JOINT COMPOUND	101.5129.42171	16.77
		192123	73249		FERTILIZER	101.5200.42171	25.37
		192123	73499		BLOW GUN	602.9600.42171	4.98
							82.41
09/01/2022	MAIN	192124	159643	MIDWAY FORD	RETAINER	701.0000.14120	7.58
09/01/2022	MAIN	192125	143202	MINNEAPOLIS SAW CO INC	PRUNING SHARES	101.5200.42171	56.99
		192125	143995		REPLACE & SHARPEN BLADES	701.0000.14120	32.99
							89.98
09/01/2022	MAIN	192126	SD-77426770	MN POLLUTION CONTROL AGENCY WASTEWATER LICENSE RENEWAL J OLSON		602.9600.44390	23.00
09/01/2022	MAIN	192127	E-33682	MODIST BREWING CO LLC	081122 INV	609.0000.14500	94.00
		192127	E-33683		081122 INV	609.0000.14500	

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09/01/2022	MAIN	192128	082422	O'DONNELL/KELLY	YOGA, MEDITATION 031722-082322	101.5003.43050	239.70
09/01/2022	MAIN	192129	257814813001	OFFICE DEPOT	COPY PAPER, FACEMASKS, PLANNER, COMM	240.5500.42000	270.41
09/01/2022	MAIN	192130	259446431001	OFFICE DEPOT	COPY PAPER, PENS, ENVELOPES, NOTEBO	101.1510.42000	8.33
		192130	259446431001		COPY PAPER, PENS, ENVELOPES, NOTEBO	101.1940.42000	274.93
							283.26
09/01/2022	MAIN	192131	0001377380	ON SITE SANITATION INC	SATELLITE RENT-MCKENNA INV 1361689	101.3121.44100	(18.00)
		192131	0001377692		SATELITTE RENT-HUSET	101.5200.44100	220.00
		192131	0001377693		SATELITTE RENT-MCKENNA	101.5200.44100	124.00
		192131	0001377694		SATELITTE RENT-SULLIVAN	101.5200.44100	140.00
		192131	0001377695		SATELITTE RENT-KEYES	101.5200.44100	62.00
		192131	0001377696		SATELITTE RENT-LABELLE	101.5200.44100	62.00
		192131	0001377697		SATELITTE RENT-GAUVITTE	101.5200.44100	68.00
		192131	0001377698		SATELITTE RENT-PRESTEMON	101.5200.44100	68.00
		192131	0001377699		SATELITTE RENT-RAMSDELL	101.5200.44100	232.00
		192131	0001377700		SATELITTE RENT-SILVER LK	101.5200.44100	232.00
		192131	0001377701		SATELITTE RENT-HUSET	101.5200.44100	136.00
		192131	0001377702		SATELITTE RENT-HUSET	101.5200.44100	368.00
		192131	0001377703		SATELITTE RENT-LOMIANKI	101.5200.44100	68.00
							1,762.00
09/01/2022	MAIN	192132	175088	PAUSTIS & SONS WINE COMPANY	081822 INV/DEL	609.0000.14500	79.00
		192132	174979		081722 INV/DEL	609.0000.14500	1,555.30
		192132	174979		081722 INV/DEL	609.9791.42199	33.00
		192132	175088		081822 INV/DEL	609.9792.42199	4.00
							1,671.30
09/01/2022	MAIN	192133	6447465	PHILLIPS WINE & SPIRITS INC	081722 INV	609.0000.14500	456.00
		192133	6452214		082522 INV	609.0000.14500	400.75
		192133	6452215		082522 INV	609.0000.14500	132.50
		192133	6452218		082522 INV	609.0000.14500	160.00
		192133	6447463		081722 DEL	609.9791.42199	0.67
		192133	6447465		081722 INV	609.9791.42199	6.75
		192133	6452214		082522 INV	609.9791.42199	4.28
		192133	6452215		082522 INV	609.9791.42199	6.75
		192133	6452218		082522 INV	609.9791.42199	6.75
							1,174.45
09/01/2022	MAIN	192134	992742020	POPP.COM INC	072622 -10013121	101.0000.20815	(5.79)
		192134	992743314		073122 -10010429	101.1110.43210	
		192134	992742020		072622 -10013121	101.1110.43210	
		192134	992743314		073122 -10010429	101.1320.43210	

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		192134	992742020		072622 -10013121	101.1320.43210	38.27
		192134	992743314		073122 -10010429	101.1510.43210	10.25
		192134	992742020		072622 -10013121	101.1510.43210	50.85
		192134	992743314		073122 -10010429	101.1940.43210	67.13
		192134	992742020		072622 -10013121	101.1940.43210	3.00
		192134	992742020		072622 -10013121	101.2100.43210	122.08
		192134	992742020		072622 -10013121	101.2200.43210	43.88
		192134	992742020		072622 -10013121	101.3100.43210	70.03
		192134	992742020		072622 -10013121	101.3121.43210	6.14
		192134	992743314		073122 -10010429	101.5000.43210	9.15
		192134	992742020		072622 -10013121	101.5000.43210	41.44
		192134	992743314		073122 -10010429	101.5129.43210	37.59
		192134	992742020		072622 -10013121	101.5129.43210	0.93
		192134	992742020		072622 -10013121	101.5200.43210	9.36
		192134	992743314		073122 -10010429	204.6314.43210	10.25
		192134	992742020		072622 -10013121	204.6314.43210	30.26
		192134	992742020		072622 -10013121	240.5500.43210	22.15
		192134	992742020		072622 -10013121	601.9600.43210	5.72
		192134	992742020		072622 -10013121	609.9791.43210	57.02
		192134	992742020		072622 -10013121	609.9792.43210	25.47
		192134	992742020		072622 -10013121	609.9793.43210	7.59
		192134	992742020		072622 -10013121	701.9950.43210	5.04
		192134	992743314		073122 -10010429	720.9980.43210	10.25
		192134	992742020		072622 -10013121	720.9980.43210	14.56
							747.37
09/01/2022	MAIN	192135	34166	PRAIRIE RESTORATIONS INC	VEGTETATION MGMT PS 080422	101.2100.44000	212.50
		192135	34166		VEGTETATION MGMT PS 080422	101.2200.44000	212.50
		192135	34263		VEGTETATION MGMT-HUSET	604.9600.44000	225.00
							650.00
09/01/2022	MAIN	192136	318950955	PREMIUM WATERS INC	082322 WATER	101.1110.42171	17.40
		192136	318900332		072622 WATER	101.1510.42171	2.70
		192136	318900335		072622 WATER	101.1510.42171	13.05
		192136	318950956		082322 WATER	101.1510.42171	8.70
		192136	318950958		082322 WATER	101.1510.42171	8.70
		192136	318950957		082322 WATER	201.2400.42171	13.05
							63.60
09/01/2022	MAIN	192137	INV16758974	QUADIENT LEASING USA, INC.	HI CAP INK CARTRIDGE	101.1940.42171	216.65
09/01/2022	MAIN	192138	PUBW-019833	RAMSEY COUNTY	SIGNAL SERVICE 010122-063022	212.3190.44000	
09/01/2022	MAIN	192139	082222	RICHSMANN/MARK	UMPIRE SOFTBALL 080522-081822	101.5001.43050	140.00

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09/01/2022	MAIN	192140	T0450000243	RITE INC	CARDEFENDER INSTALL AND SWAP OUT	609.9791.42011	206.10
		192140	T0450000243		CARDEFENDER INSTALL AND SWAP OUT	609.9792.42011	137.40
							343.50
09/01/2022	MAIN	192141	580940	ROHN INDUSTRIES INC	SHREDDING 080122	101.1410.44000	17.73
		192141	581590		SHREDDING 081522	101.2100.44000	34.09
		192141	581590		SHREDDING 081522	101.2200.44000	8.18
							60.00
09/01/2022	MAIN	192142	8106023174	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 0822	101.1940.44020	74.63
		192142	8106023175		PREVENT MAINT 0822	101.5129.44020	74.63
		192142	8106020857		PREVENT MAINT 0822	609.9791.44020	185.89
		192142	7153543954		ELEVATOR DOOR OFF TRACK	609.9791.44020	305.39
							640.54
09/01/2022	MAIN	192143	425831	SHORT ELLIOT HENDRICKSON INC	SPRINT DECOM@WATER TOWER-IVANHOE PL	601.9600.43050	1,107.58
		192143	428609		SUPPLEMENTAL LETTER AGREEMENT	651.9999.43050.2203	5,577.78
							6,685.36
09/01/2022	MAIN	192144	212203	SKYHAWKS MINNESOTA	SUMMER SPORTS SAMPLER CAMP	262.5016.43050	1,805.00
09/01/2022	MAIN	192145	2247775	SOUTHERN GLAZER'S	081822 INV/DEL	609.0000.14500	120.00
		192145	2247778		081822 INV/DEL	609.0000.14500	378.00
		192145	2247769		081822 INV/DEL	609.0000.14500	1,768.50
		192145	2247770		081822 INV/DEL	609.0000.14500	728.76
		192145	2247771		081822 INV/DEL	609.0000.14500	1,457.52
		192145	2247773		081822 INV/DEL	609.0000.14500	1,973.73
		192145	2247774		081822 INV/DEL	609.0000.14500	5,057.50
		192145	2250967		082522 INV/DEL	609.0000.14500	608.00
		192145	2250974		082522 INV/DEL	609.0000.14500	276.00
		192145	2247779		081822 INV/DEL	609.0000.14500	2,504.00
		192145	2250966		082522 INV/DEL	609.0000.14500	384.00
		192145	2250978		082522 INV/DEL	609.0000.14500	1,044.52
		192145	2250977		082522 INV/DEL	609.0000.14500	567.10
		192145	2250970		082522 INV/DEL	609.0000.14500	220.00
		192145	2247775		081822 INV/DEL	609.9791.42199	1.28
		192145	2247776		081822 DEL	609.9791.42199	0.32
	192145	2247778	081822 INV/DEL	609.9791.42199	5.12		
	192145	2247769	081822 INV/DEL	609.9791.42199	17.92		
	192145	2247770	081822 INV/DEL	609.9791.42199	8.96		
	192145	2247771	081822 INV/DEL	609.9791.42199			
	192145	2247773	081822 INV/DEL	609.9791.42199			
	192145	2247774	081822 INV/DEL	609.9791.42199			

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		192145	2250967		082522 INV/DEL	609.9791.42199	2.55
		192145	2250974		082522 INV/DEL	609.9791.42199	7.68
		192145	2247779		081822 INV/DEL	609.9791.42199	24.74
		192145	2250966		082522 INV/DEL	609.9791.42199	5.12
		192145	2250978		082522 INV/DEL	609.9791.42199	26.88
		192145	2250977		082522 INV/DEL	609.9791.42199	9.18
		192145	2250970		082522 INV/DEL	609.9791.42199	12.80
							17,280.15
09/01/2022	MAIN	192146	46740	STEEL TOE BREWING LLC	080922 INV	609.0000.14500	195.00
		192146	46852		081722 INV	609.0000.14500	220.00
							415.00
09/01/2022	MAIN	192147	00013878	SURPLUS SERVICES	TOOLS	101.3121.42171	121.00
09/01/2022	MAIN	192148	S362004-IN	TESSMAN CO	HERBICIDE	101.5200.42161	91.50
09/01/2022	MAIN	192149	M27491	TIMESAVER OFF SITE SECRETR	MEETING MINUTES 070522-071122	101.1410.43050	154.00
		192149	M275527		MEETING MINUTES 072522-080822	101.1410.43050	423.88
		192149	M27491		MEETING MINUTES 070522-071122	204.6314.43050	192.00
							769.88
09/01/2022	MAIN	192150	33022	TRADITION WINE & SPIRITS LL	082522 INV/DEL	609.0000.14500	781.25
		192150	33022		082522 INV/DEL	609.9791.42199	6.00
							787.25
09/01/2022	MAIN	192151	782010	TRIO SUPPLY COMPANY INC	TP, TOWELS, HAND SOAP	101.1940.42171	344.56
09/01/2022	MAIN	192152	9913208890	VERIZON WIRELESS	081022 742128747-00001	101.2100.43250	763.25
		192152	9912018712		072522 586753132-00001	101.2200.43210	570.17
							1,333.42
09/01/2022	MAIN	192153	0310731-IN	VINOCOPIA INC	081722 INV/DEL	609.0000.14500	120.00
		192153	0310731-IN		081722 INV/DEL	609.9792.42199	12.00
							132.00
09/01/2022	MAIN	192154	12340	WATER CONSERVATION SRVCS IN	LEAK LOCATE 2249 40TH AVE	601.9600.43050	317.55
		192154	12236		LEAK LOCATE 53RD AVE & 5TH ST	601.9600.43050	320.48
							638.03
09/01/2022	MAIN	192155	061622	WEISSER/MITCHELL	LUNCH 061322-061622	101.2100.43310	59.13
09/01/2022	MAIN	192156	2504352123	WHOLESALE TRUCK-TRLR	PRTS :FILTERS	701.0000.14120	7.00
09/01/2022	MAIN	192157	212879	WINE COMPANY/THE	082422 INV/DEL	609.0000.14500	1,

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		192157	212879		082422 INV/DEL	609.9791.42199	10.00
							1,490.00
09/01/2022	MAIN	192158	R-019494-000-4	WSB & ASSOCIATES INC	MS4 SVCS 060122-063022	604.9600.43050	453.00
09/01/2022	MAIN	192159	0986019909	XCEL ENERGY (N S P)	082222 51-7085831-0	101.1940.43810	2,699.28
		192159	0983124358		080822 51-4217828-3	101.2200.43810	66.71
		192159	51-4159573-1		081522 51-4159573-1	101.3121.43810	16.08
		192159	51-4159573-1		081522 51-4159573-1	101.3160.43810	13,502.34
		192159	0985986299		082222 51-4350334-8	101.5129.43810	2,000.66
		192159	0984933109		081622 51-7654903-4	101.5200.43810	183.25
		192159	51-4159573-1		081522 51-4159573-1	101.5200.43810	1,180.93
		192159	51-4159573-1		081522 51-4159573-1	212.3190.43810	619.67
		192159	0986887615		082522 51-0012949181-3	601.9600.43810	1,340.99
		192159	51-4159573-1		081522 51-4159573-1	601.9600.43810	1,385.16
		192159	51-4159573-1		081522 51-4159573-1	602.9600.43810	169.64
		192159	51-4159573-1		081522 51-4159573-1	603.9530.43810	95.02
		192159	51-4159573-1		081522 51-4159573-1	604.9600.43810	276.58
		192159	51-4159573-1		081522 51-4159573-1	701.9950.43810	(420.26)
							23,116.05
09/01/2022	MAIN	192160	002793	XCEL ENERGY SOLUTIONS	SOLAR SUBSCRIPTION 0722	601.9600.43810	260.07
09/01/2022	MAIN	192161	702	YOUNG/JORDAN	BRUSH, TALL GRASS, HAUL, TRIP CHARG	415.6450.44000	2,008.60
		192161	704		BRUSH, TALL GRASS, HAUL	415.6450.44000	2,196.06
		192161	701		BRUSH, TALL GRASS, SCRUB, HAUL	415.6450.44000	1,955.03
							6,159.69
09/01/2022	MAIN	192162	IN000645313	ZIEGLER INC	STROBE LIGHT	701.0000.14120	431.54
09/01/2022	MAIN	192163	081622	ZILLMER/JACKIE	EMPLOYEE PICNIC BEVERAGES	101.1320.44374	78.32
		192163	081522		PRIZES FOR EMPLOYEE PICNIC	101.1320.44374	112.00
							190.32
09/01/2022	MAIN	84 (A)	13140633	ALLIED UNIVERSAL SECURITY SISECURITY JPM	081222-081322	101.5129.43050	176.00
09/01/2022	MAIN	85 (A)	100940560	BLUE CLOUD DISTRIBUTION OF	1080922 INV	609.0000.14500	764.00
09/08/2022	MAIN	192164	228484-001	ABLE HOSE & RUBBER INC	HOSE	604.9600.42010	258.32
		192164	228476-001		HOSE COUPLER	604.9600.42171	12.96
							271.28
09/08/2022	MAIN	192165	257800	ALTEMP MECHANICAL, INC.	ICE MACHINE CLEANING 090222	101.5129.44020	375.00
09/08/2022	MAIN	192166	250000064288	ARAMARK UNIFORM & CAREER AP	010622 MOPS,MATS,TOWELS	609.9793.44020	
		192166	250000069450		011322 MOPS,MATS,TOWELS	609.9793.44020	
							83.48

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		192166	25000074234		012022 MOPS,MATS,TOWELS	609.9793.44020	83.48
							250.44
09/08/2022	MAIN	192167	299550	ASPEN MILLS, INC.	UNDER VEST SUSPENDERS	101.2100.42172	36.50
		192167	299324		BOOTS, STORK PINS	101.2200.42172	171.09
		192167	299249		SHIRT, PATCHES, NAME TAPE	101.2200.42172	82.70
							290.29
09/08/2022	MAIN	192168	250176	BARNA GUZY & STEFFEN LTD	37TH AVE TEMP EASEMENTS	402.9999.43050.2110	1,845.00
09/08/2022	MAIN	192169	220815	BARTON SAND & GRAVEL	CLASS 5 RECYCLED ROCK, DISPOSAL FEE	601.9600.42160	1,058.02
		192169	220815		CLASS 5 RECYCLED ROCK, DISPOSAL FEE	601.9600.44300	380.00
							1,438.02
09/08/2022	MAIN	192170	0096250800	BELLBOY CORPORATION	082422 INV/DEL	609.0000.14500	529.65
		192170	0096154600		081722 INV/DEL	609.0000.14500	1,914.75
		192170	0096277500		082522 INV/DEL	609.0000.14500	(51.75)
		192170	0096250800		082422 INV/DEL	609.9791.42199	10.00
		192170	0096154600		081722 INV/DEL	609.9791.42199	44.00
		192170	0096277500		082522 INV/DEL	609.9791.42199	(2.00)
							2,444.65
09/08/2022	MAIN	192171	345347222	BREAKTHRU BEVERAGE MN W&S L1	081922 INV/DEL 700297717	609.0000.14500	680.86
		192171	345347221		081922 INV/DEL 700297717	609.0000.14500	136.30
		192171	345347223		081922 INV/DEL 700297717	609.0000.14500	239.40
		192171	345347220		081922 INV/DEL 700297717	609.0000.14500	579.25
		192171	345434441		082622 INV/DEL 700297717	609.0000.14500	906.80
		192171	345434440		082622 INV/DEL 700297717	609.0000.14500	630.49
		192171	345538517		090222 INV/DEL 700297736	609.0000.14500	272.00
		192171	345538516		090222 INV/DEL 700297736	609.0000.14500	96.00
		192171	345538515		090222 INV/DEL 700297736	609.0000.14500	384.00
		192171	410045675		082222 INV/DEL 700297717	609.0000.14500	(45.46)
		192171	410045674		082222 INV/DEL 700297717	609.0000.14500	(60.82)
		192171	345347222		081922 INV/DEL 700297717	609.9791.42199	27.60
		192171	345347221		081922 INV/DEL 700297717	609.9791.42199	5.75
		192171	345347223		081922 INV/DEL 700297717	609.9791.42199	3.83
		192171	345347220		081922 INV/DEL 700297717	609.9791.42199	3.93
		192171	345434441		082622 INV/DEL 700297717	609.9791.42199	8.05
		192171	345434440		082622 INV/DEL 700297717	609.9791.42199	4.60
		192171	410045675		082222 INV/DEL 700297717	609.9791.42199	(2.30)
		192171	410045674		082222 INV/DEL 700297717	609.9791.42199	(2.30)
		192171	345538517		090222 INV/DEL 700297736	609.9792.42199	
		192171	345538516		090222 INV/DEL 700297736	609.9792.42199	

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		192171	345538515		090222 INV/DEL 700297736	609.9792.42199	4.60
							3,876.03
09/08/2022	MAIN	192172	0000600496	CENTRAL MCGOWAN	WELDER GUN & COOLER	701.9950.45180	0.18
09/08/2022	MAIN	192173	7635722695528	CENTURYLINK	082822 763 572-2695 528	609.9791.43210	57.79
09/08/2022	MAIN	192174	4129770774	CINTAS INC	MOPS JPM 083022	101.5129.44020	30.10
09/08/2022	MAIN	192175	447189461	COLUMBIA HEIGHTS ATHLTC BOO	SYSYSCO HOT DOGS, BRATS	609.9791.43420	106.44
09/08/2022	MAIN	192176	231033	COLUMBIA HEIGHTS RENTAL INC	STUMP GRINDER RENTAL	430.6323.44100.2208	205.00
09/08/2022	MAIN	192177	22039S	CORRECTIVE ASPHALT MATERIAL	FURNISH & APPLY RECLAMITE TO 53,486	212.3190.44000	55,625.44
09/08/2022	MAIN	192178	501156	CRYSTAL SPRINGS ICE LLC	082422 INV/DEL	609.0000.14500	226.80
		192178	501187		082922 INV/DEL	609.0000.14500	194.60
		192178	501187		082922 INV/DEL	609.9791.42199	4.00
		192178	501156		082422 INV/DEL	609.9792.42199	4.00
							429.40
09/08/2022	MAIN	192179	15165-01	DO-GOOD.BIZ INC	MAIL SVC, POSTAGE NEWSLETTER	225.9844.43050	2,744.55
09/08/2022	MAIN	192180	908146	ECM PUBLISHERS INC	DIGITAL PROGRAMMATIC 081522	609.9791.43420	399.50
		192180	908145		SEM AUGUST 2022	609.9791.43420	188.00
		192180	908146		DIGITAL PROGRAMMATIC 081522	609.9792.43420	314.50
		192180	908145		SEM AUGUST 2022	609.9792.43420	148.00
		192180	908146		DIGITAL PROGRAMMATIC 081522	609.9793.43420	136.00
		192180	908145		SEM AUGUST 2022	609.9793.43420	64.00
							1,250.00
09/08/2022	MAIN	192181	083122	GONZALEZ/ELEIDA	REFUND DAMAGE DEPOSIT LESS SECURITY	101.0000.20810	29.73
		192181	083122		REFUND DAMAGE DEPOSIT LESS SECURITY	101.0000.34781	417.19
							446.92
09/08/2022	MAIN	192182	01213858-00	GOODIN CO INC	HOSE FITTINGS	604.9600.42171	52.07
09/08/2022	MAIN	192183	MN00118080	GRAPE BEGINNINGS INC	083022 INV/DEL	609.0000.14500	666.00
		192183	MN00118080		083022 INV/DEL	609.9791.42199	4.50
							670.50
09/08/2022	MAIN	192184	3615215027	GREAT LAKES COCA-COLA DISTRI	082922 INV	609.0000.14500	1,143.38
		192184	3628203189		082322 INV	609.0000.14500	1,208.81
		192184	3628203190		082322 INV	609.0000.14500	(58.40)
		192184	3615215026		082922 INV	609.0000.14500	

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09/08/2022	MAIN	192185	2020290	HOME DEPOT #2802	TEE, SEALANT	604.9600.42171	15.35
		192185	2020293		NIPPLES	604.9600.42171	17.91
							33.26
09/08/2022	MAIN	192186	40836	INDEPENDENT TESTING TECH,	IMATERIALS TESTING 2022 STREET REHAB	415.9999.43050.2202	965.00
09/08/2022	MAIN	192187	IN141345	JEFFERSON FIRE & SAFETY INC	CHAINSAW RESCUE KIT W/ SPARE BATTER	101.2200.42010	421.20
		192187	IN140864		RESCUE ROPES	101.2200.42010	753.45
							1,174.65
09/08/2022	MAIN	192188	2119478	JOHNSON BROS. LIQUOR CO.	081922 INV	609.0000.14500	1,867.70
		192188	2119479		081922 INV	609.0000.14500	218.63
		192188	2119476		081922 INV	609.0000.14500	208.00
		192188	2119478		081922 INV	609.9793.42199	14.85
		192188	2119479		081922 INV	609.9793.42199	2.70
		192188	2119476		081922 INV	609.9793.42199	1.35
							2,313.23
09/08/2022	MAIN	192189	083122	LACK/CANDY	ROCKS, ERASERS, FEATHERS, PENCIL CRAYO	101.5040.42170	65.54
09/08/2022	MAIN	192190	1000100014	LETSCHE/LAUREN	APWA PWX CONF HOTEL 082722-083122	101.3100.43320	917.40
09/08/2022	MAIN	192191	INV10193113	MARCO, INC	MSC SECURITY SURVEILLANCE SYSTEM	701.9950.44000	9,871.72
09/08/2022	MAIN	192192	72622	MENARDS CASHWAY LUMBER-FRIDICREAMER,	DRYER SHEETS, SOAP, COFFEE	101.2200.42171	20.29
		192192	73087		DRY WALL TOGGLE ANCHORS	101.2200.42171	11.98
		192192	72622		CREAMER, DRYER SHEETS, SOAP, COFFEE	101.2200.42175	51.52
		192192	72924		HOSE ADAPTER & WASHERS	604.9600.42171	6.34
							90.13
09/08/2022	MAIN	192193	1211	METRO AREA MANAGEMENT ASSOC	082522 LUNCHEON K.BOURGEOIS	101.1320.44330	25.00
09/08/2022	MAIN	192194	45790	NYSTROM PUBLISHING COMPANY	:PRINT NEWSLETTER FALL 2022	225.9844.43050	6,188.06
09/08/2022	MAIN	192195	262695800001	OFFICE DEPOT	COPY PAPER, CARDSTOCK	101.2100.42000	123.95
09/08/2022	MAIN	192196	0001377704	ON SITE SANITATION INC	SATELITTE RENT-MCKENNA	101.5129.44010	204.00
09/08/2022	MAIN	192197	318968518	PREMIUM WATERS INC	083122 COOLER RENTALS	101.0000.20815	(0.55)
		192197	318968519		083122 COOLER RENTAL	101.0000.20815	(0.27)
		192197	318968520		083122 COOLER RENTAL	101.0000.20815	(0.27)
		192197	318968518		083122 COOLER RENTALS	609.9791.42171	8.55
		192197	318960991		082922 WATER	609.9791.42171	9.00
		192197	318968519		083122 COOLER RENTAL	609.9792.42171	4.27
		192197	318955811		082522 WATER	609.9792.42171	
		192197	318968520		083122 COOLER RENTAL	609.9793.42171	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
 CHECK DATE FROM 08/19/2022 - 09/08/2022

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		192197	318960975		082922 WATER	609.9793.42171	9.00
							47.50
09/08/2022	MAIN	192198	2803127	SHAMROCK GROUP-ACE ICE	POP JPM 082522	101.5129.42990	247.00
		192198	2804107		BEER LINE CLEANING 083022	101.5129.44020	70.00
							317.00
09/08/2022	MAIN	192199	2250968	SOUTHERN GLAZER'S	082522 INV/DEL	609.0000.14500	144.00
		192199	2250969		082522 INV/DEL	609.0000.14500	2,536.50
		192199	2250971		082522 INV/DEL	609.0000.14500	1,664.37
		192199	2250972		082522 INV/DEL	609.0000.14500	420.00
		192199	2250973		082522 INV/DEL	609.0000.14500	935.60
		192199	2247768		081822 INV/DEL	609.0000.14500	526.92
		192199	2250984		082522 INV/DEL	609.0000.14500	439.00
		192199	2250981		082522 INV/DEL	609.0000.14500	400.00
		192199	2250980		082522 INV/DEL	609.0000.14500	1,012.00
		192199	2253961		083122 INV/DEL	609.0000.14500	2,469.00
		192199	2253957		083122 INV/DEL	609.0000.14500	346.00
		192199	2253966		083122 INV/DEL	609.0000.14500	1,447.84
		192199	5088167		083122 INV/DEL	609.0000.14500	118.00
		192199	2250968		082522 INV/DEL	609.9791.42199	1.49
		192199	2250969		082522 INV/DEL	609.9791.42199	14.08
		192199	2250971		082522 INV/DEL	609.9791.42199	10.24
		192199	2250972		082522 INV/DEL	609.9791.42199	7.68
		192199	2250973		082522 INV/DEL	609.9791.42199	11.52
		192199	2247768		081822 INV/DEL	609.9791.42199	5.12
		192199	2253961		083122 INV/DEL	609.9791.42199	74.24
		192199	2253957		083122 INV/DEL	609.9791.42199	10.24
		192199	2253966		083122 INV/DEL	609.9791.42199	15.36
		192199	5088167		083122 INV/DEL	609.9791.42199	2.56
		192199	2250984		082522 INV/DEL	609.9792.42199	7.68
		192199	2250981		082522 INV/DEL	609.9792.42199	6.40
		192199	2250980		082522 INV/DEL	609.9792.42199	13.66
							12,639.50
09/08/2022	MAIN	192200	363034330143	WATSON/AMANDA	TEMPORARY EASEMENT 3709 POLK ST	402.9999.45185.2110	8,225.00
09/08/2022	MAIN	192201	9235	WINDSCHITL/KEITH	GATE FEE GIRLS 12U NATIONALS	101.5001.44330	200.00
09/08/2022	MAIN	192202	083022	XAYTHAVIP/JOSIE	REFUND DAMAGE DEPOSIT LESS SECURITY	101.0000.20810	32.84
		192202	083022		REFUND DAMAGE DEPOSIT LESS SECURITY	101.0000.34781	460.94
							10.29
09/08/2022	MAIN	192203	987250805	XCEL ENERGY (N S P)	08292251-0013562395-2	101.3160.43810	10.29

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		192203	987249951		082922 51-4159572-0	101.3160.43810	9.38
							19.67
09/08/2022	MAIN	192204	703	YOUNG/JORDAN	BRUSH, GRASS, HAUL, TRIP CHARGE	415.6450.44000	1,665.80
09/08/2022	MAIN	86 (E)	081422 CC	WELLS FARGO CREDIT CARD	REFUND FRAUDULENT CHARGES-CC STMT	0101.0000.11500	(131.80)
		86 (E)	072722 WM		SENIOR PROGRAM SUPPLIES	101.0000.20815	(1.54)
		86 (E)	072522 CUB		WATER,POP-RETIREMENT PARTY	101.0000.20815	(0.51)
		86 (E)	4347445		MILL STREET THEATER PROPS	101.0000.20815	(1.12)
		86 (E)	072822 WM		SNACKS/SUPPLIES-SENIOR,THEATER,PARK	101.0000.20815	(0.79)
		86 (E)	081422 CC		REFUND FRAUDULENT CHARGES-CC STMT	0101.0000.37640	(1.00)
		86 (E)	493045		FRESH WATER HOSE	101.1110.42171	34.99
		86 (E)	BBY01-806665561516		TV EQUIPMENT-PUBLIC WORKS	101.1110.42171	859.97
		86 (E)	3361004		TOOLS-MUSIC IN THE PARK STAGE	101.1110.42171	14.97
		86 (E)	3489841		BRING YOUR KID TO WORK DAY SUPPLIES	101.1110.42171	6.98
		86 (E)	080122 PM		GIFT CARD-NATIONAL NIGHT OUT	101.1110.42171	50.00
		86 (E)	VP MF89PSFW		EAB POSTCARDS	101.1110.42171	452.33
		86 (E)	072322 TGT		SNACKS-COUNCIL COMM TRNG 072622	101.1110.42175	20.88
		86 (E)	3489841		BRING YOUR KID TO WORK DAY SUPPLIES	101.1110.42175	8.18
		86 (E)	072222 PM		LUNCH-BRING YOUR KIDS TO WORK	101.1110.42175	89.49
		86 (E)	072222 PM		LUNCH-BRING YOUR KIDS TO WORK	101.1110.42175	33.01
		86 (E)	10231735		MUSIC IN THE PARK AD-THE JOLLY RAMB	101.1110.43430	10.00
		86 (E)	388251		LODGING AMEM CONF-BOURGEOIS	101.1320.43320	615.00
		86 (E)	5776242		PRIZES EE PICNIC	101.1320.44374	200.60
		86 (E)	5493868		NOTARY STAMP-SARAH LENZ	101.1510.42000	13.98
		86 (E)	H7KXIL MC		AIRFARE-BSA CONFERENCE SAV MCHRISTE	101.1510.43320	505.20
		86 (E)	H7KXIL JH		AIRFARE-BSA CONFERENCE SAV JHALEY	101.1510.43320	505.20
		86 (E)	H7KXIL JZ		AIRFARE-BSA CONFERENCE SAV JZILLMER	101.1510.43320	505.20
		86 (E)	EUSP2284769793		BSA FLIGHT TRAVEL INSURANCE 2022	101.1510.43320	102.30
		86 (E)	0881858		10 PK MICRO SD CARDS-DRONE	101.2100.42000	74.98
		86 (E)	1069051		3 4TB EXTERNAL HARD DRIVE-EVID STOR	101.2100.42000	263.22
		86 (E)	8331413		2 WEBCAMS FOR OFFICE USE	101.2100.42000	139.98
		86 (E)	0237039		PORTABLE MONITOR-CAPT JOHNSTON	101.2100.42011	304.13
		86 (E)	88898		BACKPACK GIVEAWAY-CUTS WITH A COP	101.2100.42170	360.00
		86 (E)	3349837		7 3-PACK 3 VOLT LITHIUM BATTERIES	101.2100.42171	103.25
		86 (E)	Q133608		20 GLOCK 17 MAGAZINES	101.2100.42171	440.00
		86 (E)	6389836		TARGUS LAPTOP BAG	101.2100.42171	24.98
		86 (E)	200004823677		30 LB KRAFT PAPER-EVIDENCE	101.2100.42171	49.50
		86 (E)	100079658		WREATH-RAMSDELL MEMORIAL EVENT	101.2100.42171	91.48
		86 (E)	BBY01-806668952149		REPLACE LOST PHONE-ICR 22173447	101.2100.42171	229.99
		86 (E)	081022 SAMS		SNACKS-EAT & GREET EVENT	101.2100.42175	199.70
		86 (E)	081022 MCD		FOOD-EAT & GREET EVENT	101.2100.42175	
		86 (E)	00000087		SNACKS-RAMSDELL MEMORIAL EVENT	101.2100.42175	

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		86 (E)	072822	CARIBOU	COFFEE-RAMSDELL MEMORIAL EVENT	101.2100.42175	68.68
		86 (E)	071422	TGT	SNACKS-BIKE RODEOS	101.2100.42175	22.39
		86 (E)	J2L-NA7		LUNCH-CSO INTERVIEW PANEL	101.2100.42175	37.92
		86 (E)	13405375		CRIM JUSTICE MENTAL HEALTH SUMMIT M	101.2100.43105	777.00
		86 (E)	365459		DE-ESCALATION TRNG-CHIEF AUSTIN	101.2100.43105	50.00
		86 (E)	F3E12T1		DRONE TRNG-OFFICER JURAN	101.2100.43105	366.24
		86 (E)	173190		REFUND ADV DP-SABIN,ROMANIK	101.2100.43105	(300.00)
		86 (E)	173220		REFUND-EXPUNGEMENT CLASS SABIN	101.2100.43105	(80.00)
		86 (E)	4157985139		NW CHAPTER FBI NAA CONFERENCE	101.2100.43320	250.00
		86 (E)	388252		LODGING-AMEM CONFERENCE LA	101.2100.43320	615.00
		86 (E)	20220806-000723		TIME IQ SUBSC 0806-090522	101.2100.44030	74.00
		86 (E)	02798957		LICENSE TABS #8200	101.2100.44310	0.35
		86 (E)	2352211		REFUND PRIME MEMBERSHIP	101.2100.44330	(14.99)
		86 (E)	MLSP02000110335		POST LICENSE A.AUSTIN	101.2100.44390	91.94
		86 (E)	02798957		LICENSE TABS #8200	101.2100.44390	14.25
		86 (E)	D4M6DXMJ		DRONE PILOT EXAM OFCR JURAN	101.2100.44390	175.00
		86 (E)	MLSPOS000110173		DUPLICATE CHARGE-BOSKOVIC POST LICE	101.2100.44390	(90.00)
		86 (E)	80-1822745		KITCHEN TABLE-FIRE	101.2200.42010	404.99
		86 (E)	950890		FIRE PREVENTION VALUE PACK - PUB ED	101.2200.42170	191.95
		86 (E)	72020484733		ANNUAL INSEPCTION, TESTING A1 & GROU	101.2200.43050	2,415.35
		86 (E)	72020484734		NFPA PUMP INSPECTIONS WITH GENERATO	101.2200.43050	1,835.00
		86 (E)	63847126685		REGISTRATION-AMEM CONFERENCE	101.2200.43105	225.00
		86 (E)	388249		LODGING-AMEM CONFERENCE CT	101.2200.43320	615.00
		86 (E)	388157		LODGING-AMEM CONFERENCE DO	101.2200.43320	615.00
		86 (E)	388250		LODGING-AMEM CONFERENCE KP	101.2200.43320	615.00
		86 (E)	2551459		MESSAGE DATE STAMP	101.3100.42000	13.70
		86 (E)	9994622		AA RECHARGEABLE BATTERIES & CHARGER	101.3100.42171	25.99
		86 (E)	072022		TABLE COVERS	101.3100.42171	5.36
		86 (E)	072022	SAMS	SNACKS-RETIREMENT PARTY	101.3100.42175	25.30
		86 (E)	072922	SAMS	CAKE-RETIREMENT PARTY	101.3100.42175	39.96
		86 (E)	072522	CUB	WATER,POP-RETIREMENT PARTY	101.3100.42175	17.56
		86 (E)	9994622		AA RECHARGEABLE BATTERIES & CHARGER	101.3121.42171	25.99
		86 (E)	2278928		GLOBAL LEADERSHIP SUMMIT-CULLEN,LUN	101.3121.43105	229.00
		86 (E)	9347		ROAD MANAGER SFTWR LICENSE	101.3121.44030	50.00
		86 (E)	9314664		UPS-PRESS BOX SEC CAMERA EQUIP	101.5000.42011	71.00
		86 (E)	2598669		11.5X8 THERMAL LAMINATING SHEETS	101.5000.42171	32.99
		86 (E)	2233746202		CREATIVE CLOUD ALL APPS	101.5000.44030	599.88
		86 (E)	80222		THEATER SUPPLIES,TARP-SLIP N SLIDE	101.5004.42171	49.98
		86 (E)	0632259		SNACKS-PARK PROGRAM	101.5004.42175	23.95
		86 (E)	072822	WM	SNACKS/SUPPLIES-SENIOR,THEATER,PARK	101.5004.42175	63.45
		86 (E)	163		PIZZA-MILL STREET PRACTICE	101.5004.42175	
		86 (E)	4039449		PIZZA-MILL STREET THEATER PRACTICE	101.5004.42175	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
 CHECK DATE FROM 08/19/2022 - 09/08/2022

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Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		86 (E)	0803421		PAINT BRUSHES-SENIOR ART CLASSES	101.5040.42170	9.90
		86 (E)	072822	HB	TYE DYING SUPPLIES-SPARKS,ART PADS-	101.5040.42170	24.98
		86 (E)	072722	WM	SENIOR PROGRAM SUPPLIES	101.5040.42171	8.68
		86 (E)	072822	WM	SNACKS/SUPPLIES-SENIOR,THEATER,PARK	101.5040.42171	11.64
		86 (E)	072722	WM	SENIOR PROGRAM SUPPLIES	101.5040.42175	61.10
		86 (E)	072822	WM	SNACKS/SUPPLIES-SENIOR,THEATER,PARK	101.5040.42175	41.76
		86 (E)	9994622		AA RECHARGEABLE BATTERIES & CHARGER	101.5200.42171	25.99
		86 (E)	1107456		BRASS SPRAYER NOZZLE	101.5200.42171	35.74
		86 (E)	9137064		32 OZ TIP N MEASURE	101.5200.42171	17.38
		86 (E)	9681845		TWIN NECK FUEL BOTTLES	101.5200.42171	30.98
		86 (E)	7805053		ONE GALLON MEASURE PITCHER	101.5200.42171	27.95
		86 (E)	3922653		RECHARGEABLE FLASHLIGHTS,NITRILE GL	101.5200.42171	49.60
		86 (E)	2278928		GLOBAL LEADERSHIP SUMMIT-CULLEN,LUN	101.5200.43105	229.00
		86 (E)	6756200		T POST CAPS,FIRE HOSE NOZZLE,SHACKL	101.6102.42171	225.35
		86 (E)	8749060		11X17 COPY PAPER	201.2400.42000	56.69
		86 (E)	9743459		BLANK YARD SIGNS W/STAKES	240.5500.42170	45.79
		86 (E)	52542		OTTOMAN REUPHOLSTERY	240.5500.44000	1,278.21
		86 (E)	080822	TGT	VOLUNTEER RECOGNITION GIFTS	240.5500.44375	127.59
		86 (E)	29	2155227	ADMISSION-WILD WEDNESDAY	261.5029.44200	1,533.57
		86 (E)	102761901		ADMISSION-WILD WEDNESDAY YOUTH TRIP	261.5029.44200	291.75
		86 (E)	0155885721		MOVIE TICKETS-SUMMER YOUTH TRIP	261.5029.44200	263.99
		86 (E)	9824258		YARD GAMES,ART SUPPLIES-TNT & SPARK	262.5016.42170	142.87
		86 (E)	7953817		WATER DUNKTANK GAME-SPARKS & TNT PR	262.5016.42170	169.99
		86 (E)	9481852		TIE DYING SUPPLIES-SPARKS PRGM	262.5016.42170	27.98
		86 (E)	4347445		MILL STREET THEATER PROPS	262.5016.42170	93.45
		86 (E)	7725029		MILL STREET THEATER-SUPPLIES	262.5016.42170	78.73
		86 (E)	80222		THEATER SUPPLIES,TARP-SLIP N SLIDE	262.5016.42170	150.99
		86 (E)	080322	TGT	SLIP N SLIDES SUPPLIES-MINI POOLS,S	262.5016.42170	119.90
		86 (E)	072822	HB	TYE DYING SUPPLIES-SPARKS,ART PADS-	262.5016.42170	131.47
		86 (E)	2136		MILL STREET THEATER-COSTUMES	262.5016.42170	117.23
		86 (E)	6077019		NEON GLOW GAFF TAPE	262.5016.42171	11.48
		86 (E)	072822	WM	SNACKS/SUPPLIES-SENIOR,THEATER,PARK	262.5016.42171	14.92
		86 (E)	127978		DEPOSIT-ZORB INFLATABLES,COLLISION	262.5016.44100	337.78
		86 (E)	127978-2		FINAL PMT-ZORB INFLATABLES,COLLISIO	262.5016.44100	383.50
		86 (E)	072622	MICHS	SCREENPRINTING T-SHIRTS	262.5017.42170	151.66
		86 (E)	2225028		5 PK 32GB FLASH DRIVES,UPS-RAMP EQU	420.6317.42012.1915	89.95
		86 (E)	7005053		IPHONE 13 CASE-HAUTH	601.9600.42171	13.65
		86 (E)	5613864		IPHONE 13 MINI SCREEN PROTECTOR	601.9600.42171	6.96
		86 (E)	3922653		RECHARGEABLE FLASHLIGHTS,NITRILE GL	601.9600.42171	79.56
		86 (E)	7005053		IPHONE 13 CASE-HAUTH	602.9600.42171	13.65
		86 (E)	3922653		RECHARGEABLE FLASHLIGHTS,NITRILE GL	602.9600.42171	
		86 (E)	6285004		IPHONE 12 MINI OTTERBOX	603.9530.42171	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
 CHECK DATE FROM 08/19/2022 - 09/08/2022

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		86 (E)	072022 TGT		SCOTCH LAMINATION POUCHES	609.9791.42171	36.41
		86 (E)	184503		DRUM FAN,OSC WALL FAN,WRKSTN FAN	701.9950.42010	743.97
		86 (E)	5528414-2		RETURN PART VEHICLE #8211	701.9950.43220	4.75
		86 (E)	9058600		USB-C TO HDMI ADAPTER	720.9980.42011	15.99
		86 (E)	2225028		5 PK 32GB FLASH DRIVES,UPS-RAMP EQU	720.9980.42011	22.98
		86 (E)	2232339736		CREATIVE CLOUD SUBSC 1YR	720.9980.44030	599.88
		86 (E)	E0700JLSIV		ONEDRIVE FOR BUSINESS SUBSCRIPTIONS	720.9980.44030	120.00
							25,211.60
09/08/2022	MAIN	87 (A)	1159	FER-PAL CONSTRUCTION USA LL	(PROJECT 2203 - 37TH AVE WATERMAIN L	651.9999.45185.2203	109,302.50
09/08/2022	MAIN	88 (A)	2204	MEYER CONTRACTING INC	CENTRAL AVE SEWER MANHOLE IMPROVEME	652.0000.20610	(24,014.62)
		88 (A)	2204		CENTRAL AVE SEWER MANHOLE IMPROVEME	652.9999.45190.2204	480,292.43
							456,277.81
TOTAL - ALL FUNDS					TOTAL OF 275 CHECKS (1 voided)		1,924,919.97

Check Register Report For City Of Columbia Heights
 For Check Dates 08/19/2022 to 09/08/2022

Item 10.

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
08/26/2022	PR	90654	INSCCU	112.00	112.00	0.00	Open
08/26/2022	PR	90655	UNION 49	630.00	630.00	0.00	Open
08/26/2022	PR	90656	DELTA DENTAL OF MINNESOTA	10,130.99	10,130.99	0.00	Open
08/26/2022	PR	90657	SUN LIFE FINANCIAL	1,999.36	1,999.36	0.00	Open
08/26/2022	PR	90658	SUN LIFE FINANCIAL	1,677.97	1,677.97	0.00	Open
08/26/2022	PR	90659	MEDICA HEALTH PLANS	2,691.00	2,691.00	0.00	Open
08/26/2022	PR	90660	MEDICA	129,622.07	129,622.07	0.00	Open
08/26/2022	PR	90661	MEDICA	299.00	299.00	0.00	Open
08/26/2022	PR	90662	NCPERS GROUP LIFE INS MBR BEN	592.00	592.00	0.00	Open
08/26/2022	PR	90663	FIDELITY SECURITY LIFE INSURANCE COMPANY	378.83	378.83	0.00	Open
08/26/2022	PR	90664	SUN LIFE FINANCIAL	999.86	999.86	0.00	Open
08/26/2022	PR	EFT675	COL HTS LOCAL 1216	200.00	200.00	0.00	Cleared
08/26/2022	PR	EFT676	MN GARNISHMENTS	18.05	18.05	0.00	Cleared
08/26/2022	PR	EFT677	MSRS MNDGP PLAN 650251	2,567.63	2,567.63	0.00	Cleared
08/26/2022	PR	EFT678	HSA BANK	7,990.85	7,990.85	0.00	Cleared
08/26/2022	PR	EFT679	VANTAGEPOINT TRANSFER 457	17,581.82	17,581.82	0.00	Open
08/26/2022	PR	EFT680	IRS	85,862.78	85,862.78	0.00	Cleared
08/26/2022	PR	EFT681	PERA 397400	80,083.84	80,083.84	0.00	Cleared
08/26/2022	PR	EFT682	COL HGTS POLICE ASSN	135.50	135.50	0.00	Cleared
08/26/2022	PR	EFT683	VANTAGEPOINT TRANSFER AGENTS	724.81	724.81	0.00	Open
08/26/2022	PR	EFT684	VANTAGEPOINT TRANSFER -401	1,857.23	1,857.23	0.00	Open
08/26/2022	PR	EFT685	STATE OF MN TAX	17,666.80	17,666.80	0.00	Cleared
08/26/2022	PR	EFT686	AFSCME COUNCIL 5	591.42	591.42	0.00	Cleared

Totals: Number of Checks: 023 364,413.81 364,413.81 0.00

Total Physical Checks: 11
 Total Check Stubs: 12



AGENDA SECTION	PUBLIC HEARINGS
MEETING DATE	09/12/2022

ITEM:	First Reading of Ordinance 1681, Amending Chapter 2 Section 9 of the City Charter Regarding Vacancies in the Council.		
DEPARTMENT:	Administration	BY/DATE:	September 7, 2022
CITY STRATEGY:	<ul style="list-style-type: none"> _ Safe Community _ Economic Strength _ Equity and Affordability _ Opportunities for Play and Learning _ Diverse, Welcoming "Small-Town" Feel _ Excellent Housing/Neighborhoods _ Strong Infrastructure/Public Services _ Engaged, Multi-Generational, Multi-Cultural Population 		

BACKGROUND:

On 7/21/2022 the Charter Commission held a seconding reading of the proposed amendment to the City Charter, Chapter 2 Section 9. The Charter Commission has recommended that the Council amend the Charter by Ordinance.

Charter Commission Vice President Carolyn Laine will present the proposed amendment to Council.

RECOMMENDED MOTION(S):
<p>MOTION: Move to close the public hearing and waive the reading of Ordinance No. 1681, there being ample copies available to the public.</p> <p>MOTION: Move to set the second reading of Ordinance No. 1681, being an Ordinance Amending Chapter 2 Section 9 of The City Charter for September 26, 2022, at approximately 6:00 p.m. in the City Council Chambers.</p>

ATTACHMENT(S):

1. Proposed Amendment to Ordinance 1681

ORDINANCE NO. 1681**BEING AN ORDINANCE AMENDING CHAPTER 2, SECTION 9 VACANCIES IN THE COUNCIL.**

The City of Columbia Heights does ordain:

Section 9. VACANCIES IN THE COUNCIL.

A vacancy in the council shall be deemed to exist in case of the failure of any person elected thereto to qualify on or before the date of the second regular meeting of the new council, or by reason of the death, resignation, removal from office, cessation as a resident of the city, continuous absence from the city for more than three months, conviction of a felony of any such person whether before or after qualification, the failure of any council member without good cause to perform any of the duties of membership in the council for a period of three months or for any other cause as may be provided for in Minnesota Statutes, as amended. In each such case, at the next regular meeting following receipt of notice by the council of one of the foregoing conditions, the council shall by resolution declare such vacancy to exist unless further investigation is required. Notice of said vacancy shall be posted at city hall for a period of two (2) weeks from the date of the adoption of the resolution declaring said vacancy. Notice shall also be ~~posted~~published in a designated ~~publication city newspaper~~ for a period of two (2) weeks as soon as possible after the date of the adoption of said resolution, ~~with the publication being completed no later than thirty (30) days from said date~~. Applications shall be sought and accepted from individuals interested in filling the vacancy, which applications shall be submitted to city hall, to the attention of the City Clerk, ~~within 45 days from the date of said resolution~~. ~~At its option, the council may~~shall interview each of the applicants ~~within 30 days from the close of the application period~~, and shall conduct said interviews in an agreed upon uniform manner as a council. ~~After said 30 day period, the council shall~~ make its appointment from the pool of applicants ~~within 45~~ forty-five (45) days of the vacancy resolution, whether done so at a regular council meeting or a special meeting. If the council fails to make the appointment within the forty-five (45) days, or, if before the end of the forty-five (45) days, votes three times on the appointment and is unable to fill the vacancy, the mayor must, within fifteen (15) days, appoint a person from the remaining applicants under consideration to fill the vacancy. The individuals so appointed shall fill said vacancy until the next regular municipal election, when the office shall be filled for the unexpired term by an eligible person elected at large in the manner hereinafter set forth; provided, however, that if a vacancy is declared by resolution after March 31st in the year of a regular municipal election, then the appointment process as set forth herein shall not take effect and any such vacancy shall continue to exist until said election, at which time the vacancy shall be filled for the unexpired term by an eligible person elected at large in the manner hereinafter provided. Notwithstanding anything to the contrary herein, any vacancy resulting from a recall election or from a resignation following the filing of a recall petition shall be filled in the manner provided in such case.

First Reading:
Offered by:
Seconded by:
Roll Call:

Second Reading:
Offered by:
Seconded by:
Roll Call:

Date of Passage:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary



AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	SEPTEMBER 12, 2022

ITEM:	Minor Subdivision (Lot Line Adjustment) 4221 and 4217 Reservoir Boulevard NE									
DEPARTMENT:	Community Development	BY/DATE: Aaron Chirpich – 9-7-2022								
<p>CITY STRATEGY: <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <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 checked="" type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input 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 checked="" type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input 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 checked="" type="checkbox"/> Excellent Housing/Neighborhoods									
<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services									
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population									

INTRODUCTION:

Michael Hamman has requested approval of a Minor Subdivision, per City Code Section 9.104 (k), for abutting parcels of land located at 4217 and 4221 Reservoir Boulevard NE.

The subject sites, both occupied by single family homes, are zoned R-1, Single Family Residential and are surrounded by similarly zoned properties.

The applicant, the owner of the 4221 parcel, has reached agreement with the neighboring property owner to the south to shift the shared side lot between the two lots such that a "pie-shaped" area of land measuring 3,430 square feet in size will be conveyed to the north property. Basically, the minor subdivision calls for the shared rear yard corner monument (between the two properties) to be shifted to the south a distance 40 feet.

To be noted is that lot configurations along the west side of Reservoir Boulevard NE are characterized by side lot lines which run diagonally from the street right-of-way line (as opposed to more typical side lines which are perpendicular to streets). These side lot line conditions tend to create triangular-shaped side yards which oftentimes result in widely varied side yard structure setbacks and limited side yard usability. The proposed land conveyance will result in a new, more centrally located shared side lot line between the two homes.

ISSUES AND ANALYSIS:

Lot Requirements. In consideration of the minor subdivision application, a determination should be made that the newly created lots meet the minimum lot area and width requirements of the applicable R-1 zoning district. According to Section 9.109.C of the Zoning Ordinance, lots within R-1 Districts must have a minimum lot area of 8,400 square feet and a minimum width of 70 feet.

Presently, the north parcel (4221 Reservoir Boulevard) measures 16,107 square feet in size and has a width of 100 feet. As a result of the proposed lot line adjustment, the parcel would be increased to 19,317 square feet in size and increased in width to 106 feet.

Presently, the south parcel (4217 Reservoir Boulevard NE), measures 16,035 square feet in size and likewise has a width of 100 feet. As a result of the proposed lot line adjustment, the parcel would be decreased to 12,825 square feet in size and decreased in width to 94 feet.

Both proposed lots meet the minimum area and lot width requirements of the R-1 District.

Setbacks. The proposed lot line adjustment will result in a change to side yard structure setbacks. According to Section 9.109.C of the Zoning Ordinance, lots within R-1 Districts must maintain side yard setbacks of not less than 7 feet.

As a result of the proposed lot line adjustment, the structure setback on the north parcel (Lot 5) will be increased in from 9 feet to 23 feet while the side yard setback on the south parcel (Lot 6) will be reduced from 28 feet to 22 feet. Both proposed lots meet the minimum setback requirements of the R-1 District.

Also of note is that more consistent side yard structure setbacks will result from the proposed minor subdivision.

Easements. The submitted survey does not illustrate any drainage and utility easements upon the subject properties. Thus, it is not necessary to vacate an easement along the shared side lot line.

Recording. As a condition of minor subdivision approval, the applicant will be responsible for the filing the approved subdivision with the Anoka County Recorder's Office.

If the minor subdivision is not filed with the Anoka County recorder's Office within one year of the date of City Council approval, it will become invalid.

FINDINGS OF FACT

Section 9.104 (K) of the Zoning Code outlines specific conditions in order for the City Council to approve a minor subdivision. They are as follows:

- 1. The proposed subdivision of land will not result in more than three lots.***

The proposed subdivision will result in two conforming lots.

- 2. The proposed subdivision of land does not involve the vacation of existing easements.***

No vacation of existing easements will occur as a result of the minor subdivision.

- 3. All lots to be created by the proposed subdivision conform to lot area and width requirements established for the zoning district in which the property is located.***

Both newly created lots will conform to the lot width and lot area requirements of the applicable R-1 zoning designation.

- 4. The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.***

The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.

- 5. The property has not previously been divided through the minor subdivision provisions of this article.***

The subject property has not previously been subdivided via a minor subdivision process.

- 6. The proposed subdivision does not hinder the conveyance of land.***

The proposed subdivision will not hinder the conveyance of land.

- 7. The proposed subdivision does not hinder the making of assessments or the keeping of records related to assessments.***

The proposed subdivision is not expected to hinder the making of assessments or the keeping of records related to assessments.

8. *The proposed subdivision meets all the design standards specified in Section 9.115.*

As a condition of minor subdivision approval, all applicable design standards of Section 9.115 of the Zoning ordinance must be satisfied.

RECOMMENDATION:

Staff finds that the proposed Minor Subdivision (lot line adjustment) application meets the requirements of the Zoning Ordinance. On September 7, 2022, the Planning Commission voted 7-0 to recommend approval to the City Council on this matter. During their deliberations, the commission members requested that staff a condition of approval to ensure that the newly adjusted property line be marked with an official property pin set by the surveyor that includes a stamped and numbered cap to identify the licensed surveyor responsible for the work.

Staff recommends that the City Council approve the Minor Subdivision as presented, subject to the conditions listed below.

1. The applicant shall be responsible for the filing the approved subdivision with the Anoka County Recorder's Office. The approved minor subdivision shall become invalid if the subdivision is not filed with the Anoka County recorder's Office within one year of the date of City Council approval.
2. The adjusted property corner shall be marked with a newly placed rebar pin that includes a stamped and numbered cap that identifies the licensed surveyor responsible for placing the new boundary marker.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2022-78, there being ample copies available to the public.

MOTION: Move to approve Resolution 2022-78, a resolution approving a Minor Subdivision (lot line adjustment) for the properties located a 4221 and 4217 Reservoir Boulevard NE (Lots 5, and 6, Block 11, Auditor's Subdivision of Walton's Second Addition), within the City of Columbia Heights, Minnesota, subject to certain conditions stated in the resolution.

ATTACHMENT(S):

- Resolution 2022-78
- Application
- Site Location Map
- Existing Conditions Survey
- Proposed Conditions Survey
- Consent from Owner of 4217 Reservoir
- Resident Correspondence

RESOLUTION NO. 2022-78

**RESOLUTION APPROVING A MINOR SUBDIVISION (LOT LINE ADJUSTMENT)
FOR THE PROPERTIES LOCATED AT 4221 AND 4217 RESERVOIR BOULEVARD NE (LOTS 5 AND 6,
BLOCK 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND ADDITION),
WITHIN THE CITY OF COLUMBIA HEIGHTS, MINNESOTA**

WHEREAS, a proposal (Case #2022-0602) has been submitted by Michael Hamann to the City Council requesting Minor Subdivision approval from the City of Columbia Heights at the following sites:

ADDRESSES: 4217 and 4221 Reservoir Boulevard NE.

LEGAL DESCRIPTIONS: Lots 5 and 6, Block 11, Auditor's Subdivision of Walton's Second Addition.

THE APPLICANT SEEKS THE FOLLOWING: A Minor Subdivision for the properties located at 4217 and 4221 Reservoir Boulevard NE.

WHEREAS, the Planning and Zoning Commission has held a public hearing as required by the City Zoning Code on September 7, 2022; and

WHEREAS, the Planning and Zoning Commission has considered the advice and recommendations of the City Staff regarding the effect of the proposed Minor Subdivision upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas; and

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Columbia Heights after reviewing the proposal, that the City Council accepts and adopts the following findings:

1. The proposed subdivision of land will not result in more than three lots.
2. The proposed subdivision of land does not involve the vacation of existing easements.
3. All lots to be created by the proposed subdivision conform to lot area and width requirements established for the zoning district in which the property is located.
4. The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.
5. The property has not previously been divided through the minor subdivision provisions of this article.
6. The proposed subdivision does not hinder the conveyance of land.
7. The proposed subdivision does not hinder the making of assessments or the keeping of records related to assessments.

8. The proposed subdivision meets all of the design standards specified in Section 9.115.

FURTHER, BE IT RESOLVED that the attached conditions, survey, and other information shall become part of this Minor Subdivision and approval; and in granting this Minor Subdivision the City and the applicant agree that this Minor Subdivision shall become null and void if the subdivision has not been filed with the Anoka County Recorder’s Office within one (1) calendar year after the approval date.

CONDITIONS ATTACHED:

The Planning Commission approves the Minor Subdivision for 4217 and 4221 Reservoir Boulevard NE (Lots 5 and 6, Block 11, Auditor’s Subdivision of Walton’s Second Addition). subject to certain conditions of approval that have been found to be necessary to protect the public interest and ensure compliance with the provisions of the Zoning and Development Ordinance, including:

1. The applicant shall be responsible for the filing the approved subdivision with the Anoka County Recorder’s Office. The approved minor subdivision shall become invalid if the subdivision is not filed with the Anoka County recorder’s Office within one year of the date of City Council approval.
2. The adjusted property corner shall be marked with a newly placed rebar pin that includes a stamped and numbered cap that identifies the licensed surveyor responsible for placing the new boundary marker.

Passed this 12th day of September 2022

Offered by:

Seconded by:

Roll Call:

Attest:

Amáda Márquez Simula, Mayor

Sara Ion, City Clerk

COLUMBIA HEIGHTS

Community Development Department
590 40th Ave. NE. Columbia Heights, MN 55421
Phone: (763) 706-3670

MINOR SUBDIVISION (LOT SPLIT) APPLICATION ORDINANCE NO. 9.104 (K), 9.116 (C), 9.116 (D)

This application is subject to review and acceptance by the City. Applications will be processed only if all required items are submitted.

PROPERTY INFORMATION
 Project Address/Location: 4217 Reservoir Blvd
 Legal Description of property: Lot 5, Block 11, Auditor's subdivision of Walton's Second Subdivision, Anoka County, Minnesota
 Present use of property: Lot is currently part of the original property.
 Proposed use of property: To make 4221 Reservoir's lot wider.
 Does the proposed lot split create a buildable lot? Yes No

PROPERTY OWNER (As it appears on property title):
 Company Name/Individual (please print): Michael Hamann
 Contact Person (please print): Michael Hamann
 Mailing Address: 4219 Stinson Blvd
 City: Col. Hghts State: MN Zip: 55421
 Daytime Phone: SAME Cell Phone: 763 268 9650
 Email Address: michaelhenryhamann@yahoo.com
 Signature/Date: Michael Hamann

APPLICANT:
 Company Name/Individual (please print): Michael Hamann
 Contact Person (please print): SAME AS ABOVE
 Mailing Address: 4219 Stinson Blvd
 City: Col. Hghts State: MN Zip: 55421
 Daytime Phone: SAME Cell Phone: 763 268 9650
 Email Address: michaelhenryhamann@yahoo.com
 Signature/Date: Michael Hamann

COLUMBIA HEIGHTS



REASON FOR REQUEST *(please attach a written narrative that describes how the proposed subdivision will be comparable to those lots already existing in the immediate neighborhood. There are some platted residential lots within the City that are different than the current standards. In reviewing requests for approval of lot splits in such areas, the City is particularly interested in determining that the lots to be created will be consistent with the character of the surrounding area.*

FOR OFFICE USE ONLY

CASE NO: 2022-0602

APPLICATION REC'D BY: MNH

DATE APPLICATION REC'D: 4/25/22

\$275.00 APPLICATION FEE REC'D: 4/25/22

RECEIPT NUMBER: 71740

Approved by Planning & Zoning Commission on _____

Approved by City Council on _____

I am requesting a lot change from 4217 Reservoir Blvd and allowing 4221 Reservoir to gain roughly 40 feet on the back of the lot. The front lot will remain the same but taper back to 60 feet. I currently own both properties. I am currently not proposing any developments.

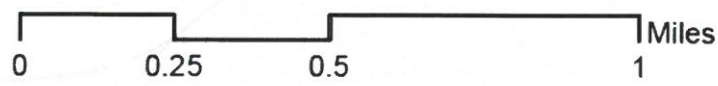
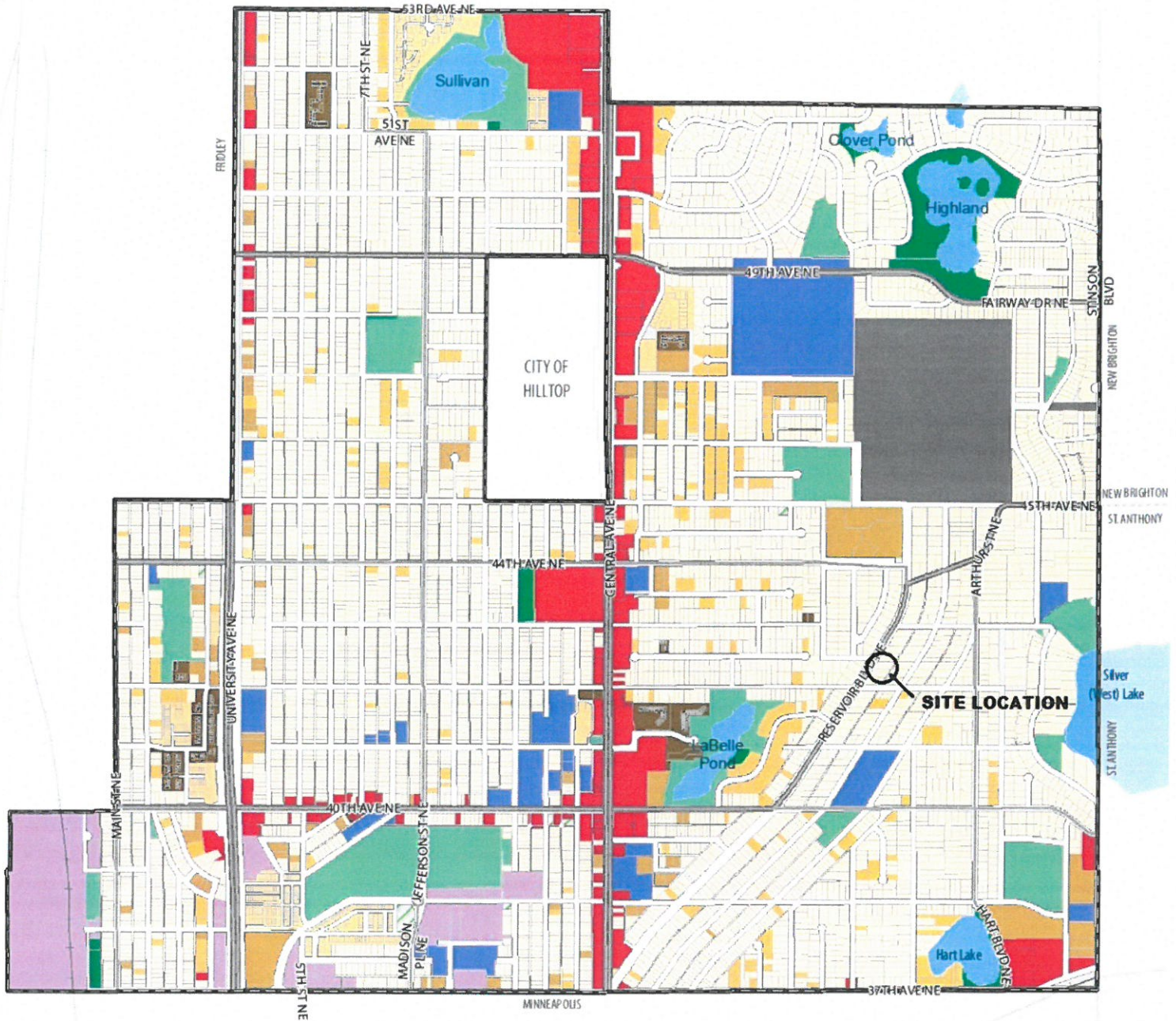
*Michael Hamann
4/14/22*

EXISTING LAND USE

- SF Residential
- Townhomes
- TF Residential
- Apartments
- Condominium
- Commercial
- Institutional
- Industrial
- Park/Open Space
- Open Water
- Vacant
- MPLSWW
- ROW

 City

FRIDLEY
NEW BRIGHTON



MINNEAPOLIS
ST. ANTHONY

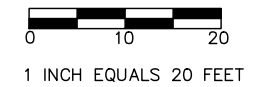
KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8605
email: kemper@pro-ns.net
www.kempersurveys.com

4217 & 4221 RESERVOIR BOULEVARD N.E.

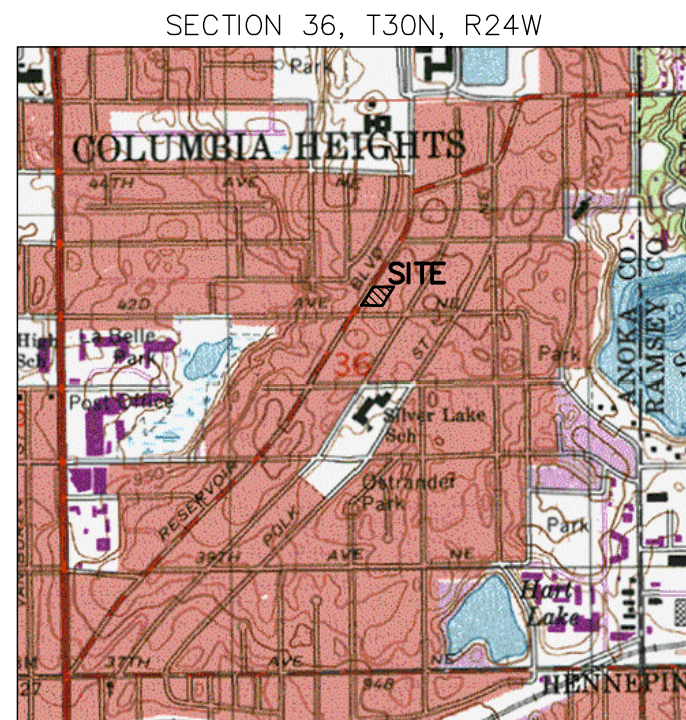
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA

(EXISTING LOT CONFIGURATIONS; LOTS 5 & 6, BLOCK 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION)



BASIS FOR BEARINGS:
ANOKA COUNTY
COORDINATE SYSTEM
(NAD83, 1986)

(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)



VICINITY MAP
(NO SCALE)

ZONING REQUIREMENTS
ZONED R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT AREA - 8,400 SQ. FT.
MINIMUM LOT WIDTH - 70 FEET
BUILDING SETBACKS:
FRONT - 25 FEET
SIDE - 7 FEET
THE SIDE YARD SETBACK FOR STRUCTURES IN EXCESS OF TWO STORES SHALL BE INCREASED TO 10 FEET
REAR - 20% OF LOT DEPTH
MAXIMUM HEIGHT - 30 FEET
ACCESSORY STRUCTURES:
ACCESSORY STRUCTURES SHALL BE SET BACK A MINIMUM OF THREE FEET FROM THE SIDE LOT LINE, AND A MINIMUM OF THREE FEET FROM THE REAR LOT LINE, A MINIMUM OF FIVE FEET FROM ANY OTHER BUILDING ON THE SAME LOT, AND BEHIND THE PRINCIPAL STRUCTURE BUILDING LINE IN THE FRONT YARD.
AN ACCESSORY STRUCTURE SHALL BE CONSIDERED AN INTEGRAL PART OF THE PRINCIPAL STRUCTURE IF IT IS CONNECTED TO THE PRINCIPAL BUILDING BY A COVERED PASSAGEWAY.
AN ACCESSORY STRUCTURE, OR ANY COMBINATION OF ACCESSORY STRUCTURES, STORAGE SHEDS AND ATTACHED GARAGES, SHALL NOT EXCEED 1000 SQ. FT. IN AREA. THE HEIGHT OF AN ACCESSORY STRUCTURE SHALL NOT EXCEED THE LESSER OF THE HEIGHT OF THE PRINCIPAL STRUCTURE, 12 FEET ABOVE AVERAGE FINISHED GRADE FOR FLAT ROOFS, 18 FEET ABOVE AVERAGE FINISHED GRADE FOR PITCHED ROOFS, MANSARD ROOFS, AND ALL OTHER ROOFS.
THE BUILDING COVERAGE ON EACH RESIDENTIAL LOT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES, SHALL NOT EXCEED 55% FOR LOTS OF 6,500 SQ. FT. OR LESS OR 30% FOR LOTS WITH MORE THAN 6,500 SQ. FT. IN AREA.
WHENEVER A GARAGE IS SO DESIGNED THAT THE VEHICLE ENTRY DOOR(S) ARE FACING A STREET OR ALLEY, THE DISTANCE BETWEEN THE DOOR(S) AND THE LOT LINE SHALL BE NO LESS THAN 20 FEET FOR LOTS GREATER THAN 6,500 SQ. FT., AND SHALL BE NO LESS THAN 15 FEET FOR LOTS 6,500 SQ. FT. OR LESS.
ACCESSORY BUILDINGS SHALL NOT BE LOCATED WITHIN ANY UTILITY OR DRAINAGE EASEMENT (AS PER CITY OF COLUMBIA HEIGHTS ZONING CODE)

HARDCOVER SUMMARY
4217 RESERVOIR BOULEVARD N.E.
HOUSE & GARAGE FOOTPRINT=1,170 SQ. FT.
SHED FOOTPRINT=189 SQ. FT.
FRONT DECK & STEPS=116 SQ. FT.
REAR DECK=219 SQ. FT.
REAR STOOP & STEPS=25 SQ. FT.
CONCRETE WALKS=252 SQ. FT.
WOOD PLATFORMS=242 SQ. FT.
BITUMINOUS DRIVEWAY=710 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE= 2,923 SQ. FT. (18.2% OF LOT 6 AREA)

4221 RESERVOIR BOULEVARD N.E.
HOUSE & GARAGE FOOTPRINT=2,439 SQ. FT.
SHED FOOTPRINT=198 SQ. FT.
SHED FOOTPRINT=122 SQ. FT.
FRONT PLANTER/STOOP & STEPS=46 SQ. FT.
REAR DECK & STEPS=703 SQ. FT.
CONCRETE DRIVEWAY=850 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE= 4,358 SQ. FT. (27.1% OF LOT 5 AREA)



FRONT OF 4217 RESERVOIR BOULEVARD N.E.
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA



FRONT OF 4221 RESERVOIR BOULEVARD N.E.
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA

- LEGEND**
- MH ○ MANHOLE
 - SSMH ○ SANITARY SEWER MANHOLE
 - PP ○ POWER POLE
 - LP ○ LIGHT POLE
 - WV ○ WATER VALVE
 - EM □ ELECTRIC METER
 - GM □ GAS METER
 - AC □ AIR CONDITIONER
 - SIGN
 - OH — OVERHEAD UTILITY LINES
 - SS — SANITARY SEWER
 - (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
 - (R) DENOTES RECORD DIMENSION AS PER AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION
 - DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

EXISTING LEGAL DESCRIPTIONS
4217 RESERVOIR BOULEVARD N.E.
PID #36-30-24-13-0048
OWNER: MICHAEL HAMANN
LOT 6, BLOCK 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION

4221 RESERVOIR BOULEVARD N.E.
PID #36-30-24-13-0047
OWNERS: MICHAEL & KRISTINA HAMANN
LOT 5, BLOCK 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION

EXISTING AREA SUMMARY
LOT 6 = 16,035 SQ. FT. OR 0.3681 ACRES
LOT 5 = 16,107 SQ. FT. OR 0.3698 ACRES



REAR OF 4217 RESERVOIR BOULEVARD N.E.
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA



REAR OF 4221 RESERVOIR BOULEVARD N.E.
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA

PREPARED FOR:
MICHAEL HAMANN
4221 RESERVOIR BLVD. N.E.
COLUMBIA HEIGHTS, MN 55421
763-268-9650
michaelhenryhamann@yahoo.com

BEN LUND, ENGINEERING TECHNICIAN III
CITY OF COLUMBIA HEIGHTS
PUBLIC WORKS/ENGINEERING DEPT.
637 38TH AVENUE N.E.
COLUMBIA HEIGHTS, MN 55421
763-706-3708
BLund@columbiheightsmn.gov



CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Mark D. Kemper
MARK D. KEMPER, PLS 18407
DATED THIS 28TH DAY OF MAY, 2022

CERTIFICATE OF SURVEY

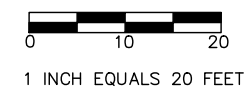
KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8505
email: kemper@pro-ns.net
www.kempersurveys.com

4217 & 4221 RESERVOIR BOULEVARD N.E.

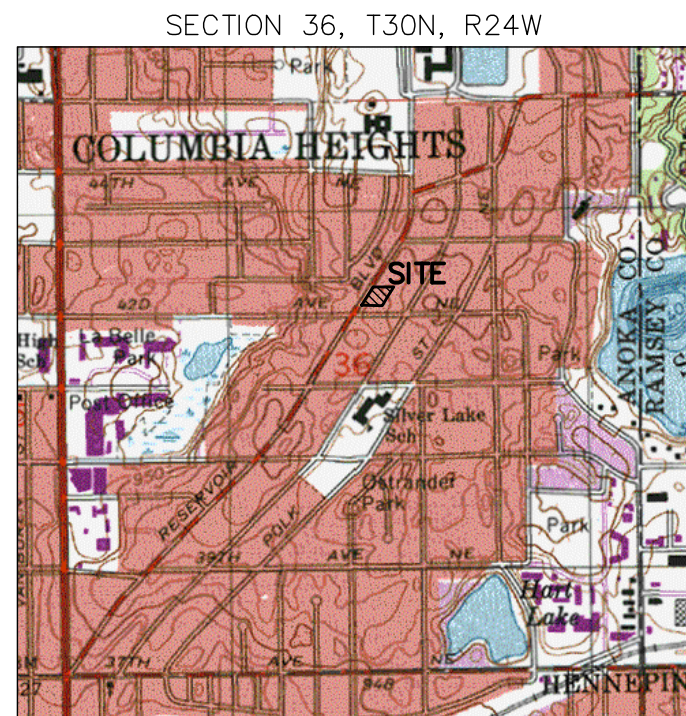
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA

(MINOR SUBDIVISION OF LOTS 5 & 6, BLOCK 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION)



BASIS FOR BEARINGS:
ANOKA COUNTY
COORDINATE SYSTEM
(NAD83, 1986)

(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)



VICINITY MAP
(NO SCALE)

ZONING REQUIREMENTS
ZONED R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT AREA - 8,400 SQ. FT.
MINIMUM LOT WIDTH - 70 FEET

BUILDING SETBACKS:
FRONT - 25 FEET
SIDE - 7 FEET
THE SIDE YARD SETBACK FOR STRUCTURES IN EXCESS OF TWO STORES SHALL BE INCREASED TO 10 FEET
REAR - 20% OF LOT DEPTH
MAXIMUM HEIGHT - 30 FEET

ACCESSORY STRUCTURES:
ACCESSORY STRUCTURES SHALL BE SET BACK A MINIMUM OF THREE FEET FROM THE SIDE LOT LINE, AND A MINIMUM OF THREE FEET FROM THE REAR LOT LINE, A MINIMUM OF FIVE FEET FROM ANY OTHER BUILDING ON THE SAME LOT, AND BEHIND THE PRINCIPAL STRUCTURE BUILDING LINE IN THE FRONT YARD.
AN ACCESSORY STRUCTURE SHALL BE CONSIDERED AN INTEGRAL PART OF THE PRINCIPAL STRUCTURE IF IT IS CONNECTED TO THE PRINCIPAL BUILDING BY A COVERED PASSAGEWAY.
AN ACCESSORY STRUCTURE, OR ANY COMBINATION OF ACCESSORY STRUCTURES, STORAGE SHEDS AND ATTACHED GARAGES, SHALL NOT EXCEED 1,000 SQ. FT. IN AREA.
THE HEIGHT OF AN ACCESSORY STRUCTURE SHALL NOT EXCEED THE LESSER OF THE HEIGHT OF THE PRINCIPAL STRUCTURE, 12 FEET ABOVE AVERAGE FINISHED GRADE FOR FLAT ROOFS, 18 FEET ABOVE AVERAGE FINISHED GRADE FOR PITCHED ROOFS, MANSARD ROOFS, AND ALL OTHER ROOFS.
THE BUILDING COVERAGE ON EACH RESIDENTIAL LOT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES, SHALL NOT EXCEED 55% FOR LOTS OF 6,500 SQ. FT. OR LESS OR 30% FOR LOTS WITH MORE THAN 6,500 SQ. FT. IN AREA.
WHENEVER A GARAGE IS SO DESIGNED THAT THE VEHICLE ENTRY DOOR(S) ARE FACING A STREET OR ALLEY, THE DISTANCE BETWEEN THE DOOR(S) AND THE LOT LINE SHALL BE NO LESS THAN 20 FEET FOR LOTS GREATER THAN 6,500 SQ. FT., AND SHALL BE NO LESS THAN 15 FEET FOR LOTS 6,500 SQ. FT. OR LESS.
ACCESSORY BUILDINGS SHALL NOT BE LOCATED WITHIN ANY UTILITY OR DRAINAGE EASEMENT.
(AS PER CITY OF COLUMBIA HEIGHTS ZONING CODE)

LEGEND

MH	MANHOLE
SSMH	SANITARY SEWER MANHOLE
PP	POWER POLE
LP	LIGHT POLE
WV	WATER VALVE
EM	ELECTRIC METER
GM	GAS METER
AC	AIR CONDITIONER
SL	SIGN
OH	OVERHEAD UTILITY LINES
SS	SANITARY SEWER
(M)	DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
(R)	DENOTES RECORD DIMENSION AS PER AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION
•	DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

HARDCOVER SUMMARY

4217 RESERVOIR BOULEVARD N.E.
HOUSE & GARAGE FOOTPRINT=1,170 SQ. FT.
SHED FOOTPRINT=189 SQ. FT.
FRONT DECK & STEPS=116 SQ. FT.
REAR DECK=219 SQ. FT.
REAR STOOP & STEPS=25 SQ. FT.
CONCRETE WALKS=252 SQ. FT.
WOOD PLATFORMS=242 SQ. FT.
BITUMINOUS DRIVEWAY=710 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE= 4,358 SQ. FT. (22.6% OF PROPOSED PROPERTY AREA)

4221 RESERVOIR BOULEVARD N.E.
HOUSE & GARAGE FOOTPRINT=2,439 SQ. FT.
SHED FOOTPRINT=198 SQ. FT.
SHED FOOTPRINT=122 SQ. FT.
FRONT PLANTER/STOOP & STEPS=46 SQ. FT.
REAR DECK & STEPS=703 SQ. FT.
CONCRETE DRIVEWAY=850 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE= 4,358 SQ. FT. (22.6% OF PROPOSED PROPERTY AREA)



PROPOSED LEGAL DESCRIPTIONS

4217 RESERVOIR BOULEVARD N.E.
All that part of Lot 6, Block 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION, Anoka County, Minnesota, lying Southerly of the following described line:
Commencing at the Northwest corner of said Lot 6; thence Easterly on a straight line to its intersection with a point on the Easterly line of said Lot 6 distant 40.00 feet Southwesterly, as measured along said Easterly line, from the Northeast corner of said Lot 6 and there terminating.

4221 RESERVOIR BOULEVARD N.E.
Lot 5, Block 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION, Anoka County, Minnesota.
Also all that part of Lot 6, Block 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION, Anoka County, Minnesota, lying Northerly of the following described line:
Commencing at the Northwest corner of said Lot 6; thence Easterly on a straight line to its intersection with a point on the Easterly line of said Lot 6 distant 40.00 feet Southwesterly, as measured along said Easterly line, from the Northeast corner of said Lot 6 and there terminating.

PROPOSED AREA SUMMARY

4217 RESERVOIR BOULEVARD N.E. = 12,825 SQ. FT. OR 0.2945 ACRES
4221 RESERVOIR BOULEVARD N.E. = 19,317 SQ. FT. OR 0.4434 ACRES

EXISTING LEGAL DESCRIPTIONS

4217 RESERVOIR BOULEVARD N.E.
PID #36-30-24-13-0048
OWNER: MICHAEL HAMANN
LOT 6, BLOCK 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION

4221 RESERVOIR BOULEVARD N.E.
PID #36-30-24-13-0047
OWNERS: MICHAEL & KRISTINA HAMANN
LOT 5, BLOCK 11, AUDITOR'S SUBDIVISION OF WALTON'S SECOND SUBDIVISION

EXISTING AREA SUMMARY

LOT 6 = 16,035 SQ. FT. OR 0.3681 ACRES
LOT 5 = 16,107 SQ. FT. OR 0.3698 ACRES



REAR OF 4217 RESERVOIR BOULEVARD N.E.
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA



REAR OF 4221 RESERVOIR BOULEVARD N.E.
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA



FRONT OF 4217 RESERVOIR BOULEVARD N.E.
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA



FRONT OF 4221 RESERVOIR BOULEVARD N.E.
CITY OF COLUMBIA HEIGHTS, ANOKA COUNTY, MINNESOTA

CERTIFICATE OF SURVEY

21148 (21148R1.DWG) D.B. TOOD HOLEN ADDED 4217 SEWER SERVICE 05/25/2022

PREPARED FOR:
MICHAEL HAMANN
4221 RESERVOIR BLVD. N.E.
COLUMBIA HEIGHTS, MN 55421
763-268-9650
michaelheryhamann@yahoo.com

BEN LUND, ENGINEERING TECHNICIAN III
CITY OF COLUMBIA HEIGHTS
PUBLIC WORKS/ENGINEERING DEPT.
637 38TH AVENUE N.E.
COLUMBIA HEIGHTS, MN 55421
763-706-3708
BLund@columbiheightsmn.gov



CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Mark D. Kemper
MARK D. KEMPER, PLS 18407
DATED THIS 28TH DAY OF MAY, 2022



ADDENDUM TO PURCHASE AGREEMENT

Item 12.

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- 1. Date May 4th, 2022
- 2. Page 1

3. Addendum to Purchase Agreement between parties, dated _____
 4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at _____
 5. 4217 RESERVOIR BLVD MPLS MN 55421

Authenticator
 MHH
 PG
 4217

6. In the event of a conflict between this Addendum and any other provision of the Purchase Agreement, the language
 7. in this Addendum shall govern.

8. Dear City of Columbia Heights,
 9.

10. Regarding property at 4217 Reservoir Blvd, Columbia Heights, MN 55421, I am aware that the
 11. property line has been proposed to be moved. The back lot line at 4217 Reservoir Blvd is being
 12. decreased to 60 feet from 100 feet. The property next door at 4221 Reservoir Blvd will be
 13. increasing their back lot to 140 feet wide. The front lot line at 4217 Reservoir Blvd will be
 14. remaining the same at 100 feet. I am also aware that the city of Columbia Heights, Anoka County,
 and the City Council will have to approve the lot line change. Therefore, I approve the
 application for change by Michael Hamann, owner of properties at 4217 and 4221 Reservoir Blvd,
 Columbia Heights, MN 55421.

15. I am purchasing the property at 4217 Reservoir Blvd and will hold no interests in the terms of
 16. the new property line proposal. The sale of the property includes the new lot line proposal that
 the city of Columbia Heights currently has in possession.

Sincerely,

20. Date: 05/05/22

- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.
- 29.
- 30.

31. Michael H Hamann
 (Seller) _____ (Date)

31. Paramount Investment Group, LLC Greg Park
 (Buyer) _____ (Date)

1:57 PM

32. 05/05/22
 (Seller) _____ (Date)

05/04/2022
 (Buyer) _____ (Date)

33. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
 34. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

MR



City of Columbia Heights | Community Development Department

Item 12.

590 40th Avenue NE | Columbia Heights, MN 55421

achirpich@columbiaheightsmn.gov

Direct: 763-706-3675 | Main: 763-706-3670

From: Dee Morrell <deemorrell44@gmail.com>
Sent: Wednesday, August 31, 2022 10:30 AM
To: Aaron Chirpich <AChirpich@columbiaheightsmn.gov>
Subject: property line setback

*This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. **WHEN IN DOUBT, THROW IT OUT!***

AC,

is the 5 foot setback from side lot line a hard and fast rule or is it applied with flexibility according to the resident, design or some other consideration?

I'm looking at the NW corner of the structure at 4221 Reservoir which appears to have been built out to less than the 5 foot setback. Look forward to receiving a reply by the Sept 7th hearing. D.Morrell

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Aaron Chirpich

From: Dee Morrell <deemorrell44@gmail.com>
Sent: Thursday, September 1, 2022 6:35 AM
To: Aaron Chirpich
Subject: Re: property line setback

Aaron, I disagree with your conclusion as it seems the extension of the north garage wall of 4221 must have at some point been in violation of the required setback which the Col Hts inspectors didn't catch or someone at the city wrongly approved.

Now, combine that with the attempt of the owner of 4221 Reservoir to "renovate" 4217 which was then "red flagged" with the property sitting unfinished to date.

Do you see a possible pattern ??

With the dwelling at 4217 in a sub - standard unlivable condition, someone is asking the City to approve lopping off a chunk of property thus making 4217 possibly even less desirable?? Of the 100+ vehicle that have visited the site, it appears the address is the big attraction but the dwelling apparently causes 99% to "just drive off where only 1 or 2 visitors have "toured" the inside.

And look at all the properties on that block and notice the improvements made while 4217 has remained essentially as it was built 70+ yrs ago, but much more deteriorated.

My suggestion is for Col Hts to buy 4217 and demolish the structure allowing comparable development to happen as occurred at 4303 Reservoir.

So I do NOT recommend approval of change to the property line as it will significantly reduce the desirability of 4217 making situating a dwelling comparable to those home in the surrounding area.

D. Morrel

On Wed, Aug 31, 2022 at 1:45 PM Aaron Chirpich <AChirpich@columbiaheightsmn.gov> wrote:

Dee,

Thank you for reaching out. The current setback for the NW corner of the home at 4221 Reservoir is 2.12 feet. This setback is less than the current standard of 7 feet. This is an existing condition that is considered "legally non-conforming", or "grand-fathered". This condition is allowed to remain with the proposed lot line adjustment, as the adjustment will not increase the non-conforming condition.

I hope this helps.

Aaron

Aaron Chirpich | Community Development Director



AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	9/12/2022

ITEM:	Youth Commission Appointment Timeline.	
DEPARTMENT:	Administration	BY/DATE: 9/2/2022
CITY STRATEGY: <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>		
X Safe Community		X Diverse, Welcoming "Small-Town" Feel
Economic Strength		Excellent Housing/Neighborhoods
Equity and Affordability		X Strong Infrastructure/Public Services
X Opportunities for Play and Learning		X Engaged, Multi-Generational, Multi-Cultural Population

BACKGROUND

The deadline for candidates to submit applications for consideration to join the Columbia Heights Youth Commission was Sept 9. Newly appointed Youth Commission members would join the 10 current members on the commission.

ITEMS FOR CONSIDERATION or RECOMMENDATION

Administration staff will report on the applications received for the 2022-2024 Youth Commission term and answer questions on the appointment process and timeline.

If the City does not receive at least two applications by the end of the day Sept 9, staff recommends extending the deadline one week to Sept 16.

Deadline for Youth Commission applications, Sept 9

Extended deadline, if needed, Sept 16

Consideration by Council Sept 9-26

Special Meeting to Discuss Applications or Schedule Interviews, if needed, TBA

Final selections confirmed by the City Council on Sept 26

New term begins for new members Oct 1

First meeting for new members is Oct 12

First meeting after summer break for the 10 existing members is Sept 14