



Request for City Council Committee Action From the Department of Public Works

Date: February 28, 2012

To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Referral: Honorable Betsy Hodges, Chair Ways & Means Committee

Subject: **Project Approval and Assessment Public Hearing for Riverside Ave Reconstruction Phase 2 Project No 6746; Project Approval and Assessment Public Hearing for Riverside Ave Reconstruction Street Lighting Phase 2 Project No 6746; Areaway Abandonment Public Hearing; State Aid Required Parking Restriction For Riverside Av Reconstruction Phase 2**

Recommendation:

- A. Passage of a Resolution ordering the City Engineer to proceed with and do the work and adopting special assessments in the amount of \$334,905.23 for the Riverside Av Reconstruction Phase 2 Project No 6746.
- B. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$334,910 for the Riverside Av Reconstruction Phase 2 Project No 6746 with the bonds to be paid for from special assessments.
- C. Passage of a Resolution ordering the City Engineer to proceed with and do the work and adopting special assessments in the amount of \$160,380.67 for the Riverside Av Street Lighting Phase 2 Project No 6746.
- D. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$160,385 for the Riverside Av Street Lighting Phase 2 Project No 6746 with the bonds to be paid for from special assessments.
- E. Passage of a Resolution ordering the City Engineer to abandon and remove the areaways located in the public right-of-way that are in conflict with the Riverside Ave Reconstruction Project.
- F. Passage of a Resolution ordering the City Engineer to install parking and stopping restrictions on Riverside Av between 23rd Ave S and Cedar Ave, per the City Council approved layout and as required by Minnesota State Aid requirements.

Previous Directives:

- January 27, 2012 Council action designating the location and streets to be improved in the Riverside Av Reconstruction Phase 2 Project No. 6746 and the Riverside Av Lighting Phase 2 Project No 6746.
- July 22, 2011 Council action authorizing the proper City officers to negotiate and enter into agreements for permanent and temporary easements.
- May 27, 2011 Council Resolution 2011R-280 Ordering Riverside Ave Street Lighting Phase 1 Project to proceed and adopting special assessments.
- May 13, 2011 Council Resolution 2011R-238 Ordering Riverside Ave Phase 1 Reconstruction Project to proceed and adopting special assessments.

- May 13, 2011 Council Resolution 2011R-239 requesting Board of Estimate and Taxation to issue and sell City of Minneapolis bonds.
- April 15, 2011 Council Resolution 2011R-181 designating the location and streets to be improved in the Riverside Av Lighting Phase I Project No 6746.
- April 1, 2011 Council Resolution 2011R-142 designating the location and streets to be improved in the Riverside Av Reconstruction Phase I Project No 6746.
- January 14, 2011, Council Resolution 2011R-013 Holding Harmless the State of Minnesota from a variance from the parking lane width requirements
- December 10, 2010, Council action approving the layout for Riverside Ave between Cedar Av and Franklin Av.
- November 5, 2010, Council Resolution 2010R-534 directing the City Engineer to proceed with a variance request from the parking lane width requirements.

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Approved by:

 Steven A. Kotke, P.E., City Engineer, Director of Public Works

Presenters: Christopher M. Engelmann, P.E., Project Engineer, TP&E

Reviews

Permanent Review Committee (PRC):	Approval <u>N/A</u>	Date _____
Civil Rights Approval	Approval <u>N/A</u>	Date _____
Policy Review Group (PRG):	Approval <u>N/A</u>	Date _____

Financial Impact

Action is within current budget

Community Impact

Neighborhood Notification:
 City Goals:
 Comprehensive Plan:
 Zoning Code:

Background/Supporting Information

On January 27th, 2012, the City Council designated the location, streets and improvements proposed to be made in the Riverside Phase 2 area. Riverside Phase 2 is Cedar Av to 23rd Av S and is scheduled for construction in 2012. The remainder of the Riverside corridor (Franklin Av to 23rd Av S) was reconstructed as part of Phase 1 in the 2011 construction season.

A cost estimate for Phase 2 of the project is \$5,850,000. This project will be partially reimbursed by Minnesota State Aid funds. The remaining budget is funded by net debt bonds, assessment bonds, and sewer revenue and payment in lieu of assessment from the University of Minnesota.

Assessments

Street Reconstruction Project

The proposed street reconstruction special assessments were determined by applying the 2012 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2012 reconstruction assessment rates are as follows:

\$2.21/sq ft – Non-Residential

\$0.77/sq ft - Residential

The proposed total assessment amount for the Riverside Av Reconstruction Phase 2 Project is \$334,905.23. Assessments of more than \$150 are to be collected in 20 annual principal installments on the real estate tax statements beginning in 2013 with interest charged at the same rate as the City pays in interest for selling assessment bonds. Assessments of \$150 or less are to be collected in their entirety on the 2013 real estate tax statements with interest charged at the same rate as the City pays in interest for selling assessment bonds.

Information has been provided in the notices as to how persons may prepay the special assessments in full without interest if they so choose.

The public works department has approached the University of Minnesota regarding contributing to the reconstruction project. The University of Minnesota has committed to a voluntary payment in lieu of a special assessment in the amount of \$248,040.38.

Street Lighting Project

Per the City of Minneapolis Street Lighting Policy, a City street lighting system will be installed with all street reconstruction projects, unless 70% of the affected properties (in a Pedestrian Priority Corridor) petition out the lighting. Petition forms were mailed to all affected property owners. Signatures representing 40% of the property in the influence zone were returned by the deadline from property owners. 8% of the property in the influence zone is not in support of the project. The proposed street lighting project follows the adopted Minneapolis Street Lighting Policy. Street lights will be installed along Riverside Av from approximately the east right-of-way line of Cedar Av to the south right-of-way line of 23rd Av S (south leg). The proposed street lighting project is for a City street lighting system consisting of fifteen-foot-tall acorn-style lights soldiered with thirty-foot-tall shoe box-style lights. The total estimated street lighting cost is \$272,800. The maximum amount to be assessed will be \$160,380.67. In addition to the special assessments, the University of Minnesota has committed to a voluntary payment in lieu of a special assessment in the amount of \$112,410.34.

The proposed assessment method consists of calculation of land area of benefited parcels located within the street influence zone along the improved streets.

Assessments of more than \$150 are to be collected in 20 annual principal installments on the real estate tax statements beginning in 2013 (or later, based upon completion of the project with all costs submitted) with interest charged on the assessments at the same rate as the City pays in interest for selling assessment bonds. Assessments of \$150 or less are to be collected in their entirety on the 2013 (or later) real estate tax statements with interest charged on the assessments at the same rate as the City pays in interest for selling assessment bonds.

The lighting levels for this proposed project are classified as standard. The annual maintenance and operation costs are to be paid by property tax revenue and the city-wide street lighting fee which is assessed to non-governmental tax-exempt properties.

Abandonment and Removal of Conflicting Areaways

Section 95.90 of the Minneapolis Code of Ordinances provides a procedure for dealing with

areaway encroachments that would interfere with public improvements being made in the public right-of-way such as street reconstruction. Before the City may abandon and remove conflicting areaways (upon the failure of the abutting property owner to resolve or agree to resolve the conflict) and then later assess the costs, a public hearing must be held. Prior to the areaway public hearing notices being given, the City Engineer has provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances.

State Aid Required Parking Restrictions

Riverside Ave Reconstruction project includes new pavement, curb and gutter, driveways, roadway narrowing, parking lanes, bike lanes, storm drain, sidewalks, and traffic signal modifications. The completed roadway will include a travel lane of varying width (minimum 11 foot) in both the eastbound and westbound directions. In addition, a 5 foot bicycle lane will be provided on both sides of Riverside Ave. A 9 foot parking lane will be provided on southerly side of Riverside Ave. To meet Municipal State Aid requirements, prohibiting curbside parking on both sides of Riverside Ave at the intersections are necessary.

The following No Parking Anytime is necessary at the following locations:

- Southwesterly side of Riverside beginning at the easterly curb line of Cedar Ave S and thence extending 180' southeasterly.
- Both the northeasterly and southwesterly sides of Riverside Ave between the limits of 5th St S and 20th Ave S.
- Both the Northeasterly and southwesterly sides of Riverside Ave between the limits of 21st Ave S and 22nd Ave S.
- Northeasterly side of Riverside Ave between the limits of 23rd Ave S and 22nd Ave S.

Cc: Council Member Cam Gordon, Ward 2
William Prince, Traffic and Parking Services
Alan Klugman, Traffic and Parking Services
Jack Qvale, Board of Estimation and Taxation
Craig Troutman, Finance

Riverside Av Reconstruction Phase 2
Project Map

