

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

Date: April 16, 2013

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

Subject: 31st Street East Reconstruction Project: Designation, Cost Estimate, Layout

Approval and Set Public Hearings

Recommendation:

A. Passage of a Resolution designating the location and improvements proposed to be made for the 31st Street East Reconstruction and Street Lighting Project No.9920.

- B. Adoption of a Committee Report receiving the cost estimate of \$900,000 for the above said paving project, the list of benefited properties associated with said paving project, directing the City Engineer to prepare a proposed Street Reconstruction Special Assessment against the list of benefited properties by applying the 2013 Uniform Assessment Rates and directing the City Clerk to set and to give notice of a Project Approval and Assessment Public Hearings for said improvements; to be held before the Transportation and Public Works Committee at their meeting on June 18, 2013.
- C. Adoption of a Committee Report receiving the cost estimate of \$49,000 for street lighting improvements within same limits as the paving limits stated above, the list of benefited properties associated with said street lighting project, directing the City Engineer to prepare a proposed Street Lighting Special Assessment against the list of benefited properties by assessing 100% of the above said estimated cost, using the same influence area method to determine paving assessments, and directing the City Clerk to set and to give notice of a Project Approval and Assessment Public Hearings for said improvements; to be held before the Transportation and Public Works Committee at their meeting on June 18, 2013.
- D. Approval of the attached project layout for reconstruction of 31st Street East between Minnehaha Avenue and 28th Avenue South.
- E. Direct the City Clerk to set and to give notice of a public hearing to be held before the Transportation and Public Works Committee at their meeting on June 18, 2013 to consider the abandonment and removal of areaways in conflict with the street paving reconstruction and street lighting projects and directing staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances

These Resolutions may be authorized for summary publication.

Previous Directives:

None

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Approved by:

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

Presenters: Bill Fellows, Senior Professional Engineer, Transportation Planning & Engineering

Reviews

Permanent Review Committee (PRC)
Civil Rights
Not applicable
Policy review Group (PRG)
Not applicable

Financial Impact

Special Assessments to Benefited Properties

Community Impact

Neighborhood Notification:

City Goals: The City's infrastructure will be well-maintained; streets will be destinations.

Comprehensive Plan: Consistent Zoning Code: Not Applicable

Background/Supporting Information:

The purpose of this letter is to

- designate the location of the streets to be improved and the type of street improvements,
- obtain approval of the proposed layout, and
- begin the special assessment proceedings for the proposed improvements.

The street proposed to be improved is 31st Street East from approximately 50 feet east of Minnehaha to 50 feet east of 28th Avenue South. The proposed improvements are street paving reconstruction and street lighting. The proposed improvements are anticipated to be constructed in 2013. (Hennepin County is planning to reconstruct Minnehaha Avenue in the near future, including the connection to 31st Street East.)

According to the City Paved Streets Book, 31st Street East was constructed in 1926 as a local road. It has had no overlay, but one sealcoat application was completed in 1948. The latest pavement condition index rating recorded in 2007 was 13 (scale of 0-100). The pavement section is asphalt over concrete. The project length is approximately 400 feet.

The current roadway carries two-way traffic (one lane each direction) with a parking lane on each side. The proposed roadway section will be narrowed by a few feet to match the alignment of 31st Street east of 28th Avenue, and will also provide for two-way traffic with parking on both sides. The slight narrowing of the roadway will also allow for the enhancement of the pedestrian environment, including the addition and expansion of the boulevards (see attached).

Public Works held a neighborhood Open House in December of 2012 where the proposed layout was shared.

Street Reconstruction Project

The proposed street reconstruction plan includes pavement, curb and gutter, storm drain, sidewalks, ADA compliant pedestrian ramps, boulevards, signing, striping and other related work items.

As provided in Chapter 10, Section 8 of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the 31st St E Street Reconstruction Project.

Also submitted is a cost estimate of \$900,000 for the Street Reconstruction Project. The project is funded by a combination of net debt bonds, assessment bonds and sewer revenue.

The street reconstruction special assessments would be determined by applying the 2013 Uniform Assessment Rates to the benefited parcels located within the street influence zone area adjacent to the improved street. The 2013 reconstruction rates are:

\$2.39 per sq. ft. for non-residential properties \$.80 per sq. ft. for residential properties

Street Lighting Project

In accordance with City lighting policy, affected property owners (9 properties, 7 owners) were petitioned for enhanced lighting. The petition process for this Residential street requires the owners of property representing 51% or more of the total influence area to oppose the lighting in order for lighting not to be installed. Four of seven property owners returned petitions affirmatively in favor of the lighting. The weighted results by influence area show 73% in favor, including Hope Lutheran Church (47%).

Street lights will be installed along the reconstruction project. The proposed street lighting project is for a City street lighting system consisting of fifteen-foot-tall lantern-style lights_The total estimated street lighting cost is \$49,000. The maximum amount to be assessed will be \$49,000.

As provided in Chapter 10, Section 8, of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the 31st St E Street Lighting Project.

The proposed assessment method consists of calculation of land area of benefited parcels located within the street influence zone along the improved streets, the same influence method to determine street paving assessments. 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 construction. 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. It is our recommendation that this areaway public hearing be held in conjunction with the Project. Prior

to the areaway public hearing notices being given, the City Engineer will have provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances.

Attachment 1 – Project Map Attachment 2 – Layout

Cc: Council Member Gary Schiff, Ward 9

Jack Qvale, Secretary, Board of Estimate and Taxation

PROJECT MAP





T&PW - Your Committee recommends passage and summery publication of the accompanying Resolutions and their accompanying Committee Reports designating the location and streets to be improved in the 31st St E Street Reconstruction and Street Lighting Projects, Special Improvement of Existing Street No. 9920.

By Colvin Roy

THIRTY-FIRST ST E STREET RECONSTRUCTION PROJECT SPECIAL IMPROVEMENT OF EXISTING STREET No 9920

Designating the improvement of certain existing streets at the location described hereinafter.

Resolved by The City Council of The City of Minneapolis:

That the following existing streets within the City of Minneapolis are hereby designated to be improved, pursuant to the provisions of Chapter 10, Section 8 of the Minneapolis City Charter, by constructing with concrete, with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed:

Thirty-first St E from Minnehaha Av to approximately 50 feet east of 28th Av S

T&PW - Your Committee, having received a cost estimate of \$900,000 for street reconstruction improvements and a list of benefited properties for the 31st St E (from Minnehaha Av to 50 ft east of 28th Av S) Reconstruction Project, Special Improvement of Existing Street No. 9920, as designated by Resolution 2013R-_____ passed April 26, 2013, now recommends that the City Engineer be directed to prepare proposed assessments against the list of benefited properties by applying the 2013 Uniform Assessment Rates as per Resolution 2012R-605, passed November 16, 2012.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held before the Transportation and Public Works

Committee on June 18, 2013 in accordance with Chapter 10, Section 8 of the

Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances, to consider approving the reconstruction of the above designated street and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.

Colvin Roy

THIRTY-FIRST ST E STREET LIGHTING PROJECT SPECIAL IMPROVEMENT OF EXISTING STREET No 9920L

Designating the improvement of certain existing streets at the location described hereinafter.

Resolved by The City Council of The City of Minneapolis:

That the following existing streets within the City of Minneapolis are hereby designated to be improved, pursuant to the provisions of Chapter 10, Section 8 of the Minneapolis City Charter, by installing a lighting system consisting of a combination of thirty-foot-tall and fifteen-foot-tall street lights together with all the necessary appurtenances and work related to the above-described improvements:

Thirty-first St E from Minnehaha Av to approximately 50 feet east of 28th Av S

T&PW - Your Committee, having received a base cost estimate of \$49,000 for improvements and a list of benefited properties for the 31st St E Street Lighting Project, Special Improvement of Existing Street No. 9920L, as designated by Resolution 2013R-_____, passed April 26, 2013, now recommends that the City Engineer be directed to prepare proposed assessments against the list of benefited properties.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held before the Transportation and Public Works Committee on June 18, 2013, in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances, to consider approving the above-designated street lighting project and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.