



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

Date: March 18, 2014

To: Honorable Kevin Reich, Chair Transportation & Public Works Committee

Referral to: Honorable John Quincy, Chair Ways and Means/Budget Committee

Subject: **Project Approval and Assessment Public Hearing for Riverside Extension (15th Ave S and 4th St S) Reconstruction Project 9915 (CPV070); Areaway Abandonment Public Hearing**

Recommendation:

- A. Pass a Resolution ordering the City Engineer to proceed and do the work and adopt special assessments in the amount of \$258,085.21 for the Riverside Extension (15th Ave S and 4th St S) Reconstruction Project No 9915.
- B. Pass a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$258,090 for the Riverside Extension (15th Ave S and 4th St S) Reconstruction Project No 9915 with the bonds to be paid for from special assessments.
- C. Pass 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 Extension (15th Ave S and 4th St S) Reconstruction Project.

Previous Directives:

- January 23, 2014 – Designation, Cost Estimate, and Set Public Hearings
- May 24, 2013 – Reconstruction Layout Approval

Department Information:

Prepared by: Christopher M. Engelmann, P.E., Project Engineer 673-3274
Suzette Hjermstad, R.E. Investigator II, 673-2401
Don Elwood, P.E., Director of Transportation Planning and Engineering

Approved by: _____

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

Presenters in Committee: Christopher M. Engelmann, Project Engineer, Department of Public Works, Transportation Planning and Engineering

Financial Impact

- Action is within the Business Plan

Community Impact

- Neighborhood Notification: A stakeholder meeting was held to address questions regarding the assessment process.
- City Goals: The City's infrastructure will be well-maintained, streets will be destinations.
- Comprehensive Plan: Consistent
- Zoning Code: Not Applicable

Supporting Information

Scope

The proposed project consists of reconstructing the following roadways:

- 15th Ave S from 4th St S to 6th St S;
- 4th St S from Cedar Ave to 15th Ave S;
- 6th St S from 15th Ave S to 200 feet east of 15th Ave S;
- 16th Ave S from 6th St S south to dead-end;

The project will include full removal of the existing road, and replacement of the paving, base, curb, gutter, signage and striping, storm drains, stormwater management technologies, drives, street lighting, a retaining wall, sidewalks, boulevards, and landscaping.

The 16th Ave S reconstruction will convert the existing use from a roadway to a mixed use trail, emergency vehicle access, and provide landscaping. The proposed project is scheduled for construction in 2014.

Schedule and Funding

The project is planned to be constructed in the 2014 construction season. The project cost estimate is \$2,875,000.

The City of Minneapolis 2013 Adopted Budget appropriated \$1,000,000 for the project in net debt bonds.

The City of Minneapolis 2014 Adopted Budget appropriated funding for the project including:

- \$730,000 in net debt bonds;
- \$450,000 in special assessment bonds; (this will be adjusted to match the actual assessment amount)
- \$210,000 in stormwater revenue.

The City of Minneapolis 2014 CIP also includes \$500,000 in net debt bonds for 2015.

Street Reconstruction Project Assessments

The proposed street reconstruction special assessments were determined by applying the 2014 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2014 reconstruction assessment rates are as follows:

\$2.39/sq ft – Non-Residential

\$0.80/sq ft - Residential

The proposed total assessment amount for the Riverside Extension Reconstruction Project is \$258,085.21. Assessments of more than \$150 are to be collected in 20 annual principal installments on the real estate tax statements beginning in 2015 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 2015 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.

Abandonment and Removal of Conflicting Areaways

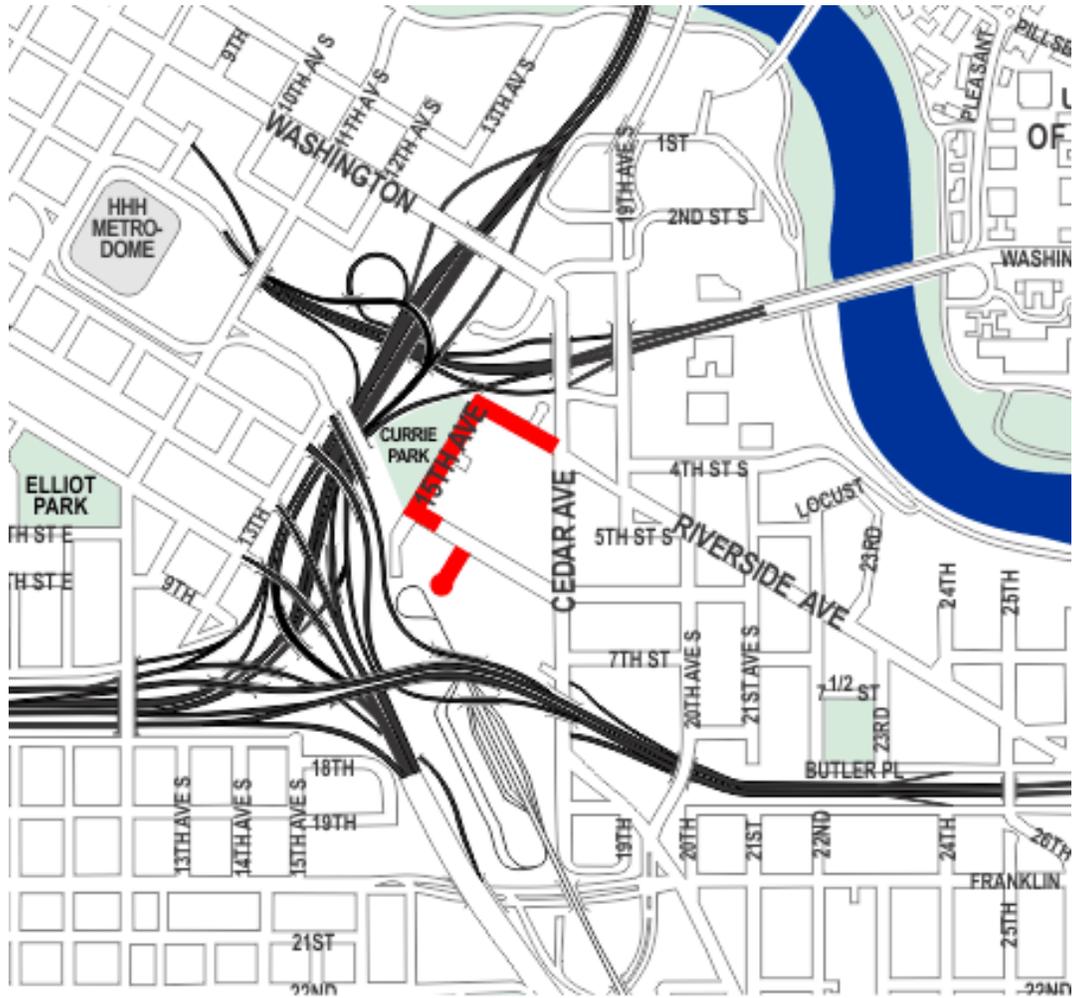
Section 95.90 of the Minneapolis Code of Ordinances provides a procedure for dealing with areaway encroachments that would interfere with public improvements being made in the public right-of-way such as street construction. Before the City may abandon and remove conflicting areaways (upon the failure 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 Riverside Extension (15th Ave S and 4th St S) Reconstruction Project Approval and Public Hearing. 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 Project Map

Cc: CM Warsame, Ward 6
Jack Qvale, Board of Estimation and Taxation
Craig Troutman, Finance

ATTACHMENT 1

PROJECT MAP



 PROJECT



Reich & Quincy

T&PW and W&M/Budget – Your Committees recommend passage and summary publication of the accompanying Resolutions:

1. Ordering the work to proceed and adopting the special assessments for the Riverside Extension Reconstruction Project, Special Improvement of Existing Street No 9915.
2. Requesting the Board of Estimate and Taxation to issue and sell assessment bonds for the purpose of paying the assessed cost of street improvements in the Riverside Extension Reconstruction Project.

Reich

**Riverside Extension (15th Ave S and 4th St S) Reconstruction Project,
Special Improvement of Existing Street No 9915**

**Ordering the work to proceed and adopting the special assessments for the
Riverside Extension Reconstruction Project**

Whereas, a public hearing was held on March 18, 2014 in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances to consider the proposed improvements as designated in Resolution 2014R- 014 passed January 23, 2014, to consider the proposed special assessments as on file in the office of the City Clerk and to consider all written and oral objections and statements regarding the proposed improvements and the proposed special assessments;

Now, Therefore, Be It Resolved by the City Council of the City of Minneapolis:

That the City Engineer is hereby ordered to proceed and do the work as designated in said Resolution 2014R- 014 passed January 23, 2014.

Be It Further Resolved that the proposed special assessments in the total amount of \$258,085.21 as on file in the office of the City Clerk be and hereby are adopted and assessed against the benefited properties.

Be It Further Resolved that the number of successive equal annual principal installments by which the special assessments of more than \$150 may be paid shall be fixed at twenty (20) and that the interest be charged at the same rate as the City pays in interest for selling assessment bonds with collection of the special assessments to begin on the 2015 real estate tax statements.

Be It Further Resolved that the number of installments by which the special assessment of \$150 or less may be paid shall be fixed at one (1) and that interest be charged at the same rate as the City pays in interest for selling assessment bonds with collection of the special assessments to begin on the 2015 real estate tax statements.

Reich and Quincy

Requesting the Board of Estimate and Taxation to issue and sell City of Minneapolis bonds in the amount of \$258,090 for certain purposes other than the purchase of public utilities.

Resolved by the City Council of the City of Minneapolis:

That the Board of Estimate and Taxation be requested to incur indebtedness and issue and sell City of Minneapolis bonds for the purpose of paying the assessed cost of street improvements in the Riverside Extension Reconstruction Project, Special Improvement of Existing Street No 9915, to be assessed against benefited properties as estimated by the City Council, which assessments shall be collectible in twenty (20) successive annual installments, payable in the same manner as real estate taxes.

T&PW – Your Committee recommends passage and summary publication of the accompanying Resolution ordering the City Engineer to abandon and remove the areaways located in the public street r/w that are in conflict with the street reconstruction in the Riverside Extension project area.

Reich

Ordering the City Engineer to abandon and remove the areaways located in the public street r/w that are in conflict with the street reconstruction projects in the Riverside Extension project area.

Whereas, the City of Minneapolis has scheduled the reconstruction and street lighting improvements starting in 2014 in the Riverside Extension area of Minneapolis; and

Whereas, there are areaways located in the public street r/w that are in conflict with said reconstruction; and

Whereas, a public hearing was held on March 18, 2014 in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Sections 24.180 and 95.90 of the Minneapolis Code of Ordinances to consider the proposed abandonment and removal of the above mentioned areaways and to consider all written and oral objections and statements regarding the proposed areaway abandonment and removal;

Now Therefore, Be It Resolved by the City Council of the City of Minneapolis;

That the City Engineer is hereby ordered and directed to abandon and remove the conflicting areaways located in the public street r/w adjoining the properties along both sides of 4th St S from 15th Ave S to Cedar Ave; 4th St S from 15th Ave S to the rail tracks south of 6th St S; 6th St S from 15th Ave S to 200 feet east of 15th Av S; 16th Av S from 6th St S south to dead-end.