



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

Date: July 22, 2014

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

Subject: **8th St SE Reconstruction and Street Lighting Project No 2283:
Designation, Cost Estimate and Set Public Hearing**

Recommendation:

- A. Pass a Resolution designating the location and improvements proposed to be made in the 8th St SE Reconstruction and Street Lighting Project.
- B. Adopt a Committee Report receiving the cost estimate of \$630,198 for the street reconstruction project and a list of benefited properties, directing the City Engineer to prepare a proposed Street Reconstruction Special Improvement Assessment against the list of benefited properties by applying the 2014 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held before the Transportation and Public Works Committee on September 9, 2014.
- C. Adopt a Committee Report receiving the cost estimate of \$128,000 for the street lighting project and a list of benefited properties, directing the City Engineer to prepare a proposed Street Lighting Special Improvement Assessment against the list of benefited properties by assessing the cost of the street lighting project and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held before the Transportation and Public Works Committee on September 9, 2014.
- D. 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 September 9, 2014 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 95.60 of the Minneapolis Code of Ordinances.

Previous Directives:

December 13, 2013 Council approved project layout.

November 12, 2013 City Council Resolution 2013R-509 established 2014 Uniform Assessment Rates.

June 28, 2013 Council authorized City officers to enter into Cooperative Agreement with University of Minnesota.

Department Information:

Prepared by: Bill Fellows, P.E., Senior Professional Engineer, TP&E, 673-5661
Suzette Hjermstad, Supervisor, PW Special Assessment Office 673-2401
Don Elwood, P.E., Director, Transportation Planning & Engineering 673-3622

Approved by: _____

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

Presenters in Committee: Bill Fellows, P.E.

Financial Impact

Special assessments against benefited properties.

Community Impact

- Neighborhood Notification: Information meeting held on-site summer of 2013. Public Hearing Notices to be mailed out August 25, 2014.
- City Goals: Maintain the physical infrastructure to ensure a healthy, vial and safe city.

Supporting Information

The purpose of this letter is to designate the location and improvements and establish the special assessment improvement proceedings for the proposed improvements. The project is scheduled for construction in 2014-2015.

The street proposed to be improved is 8th St SE from 15th Av SE to approximately 1,100 feet east where the street will end in a cul-de-sac. The proposed improvements are street reconstruction and street lighting.

According to the City Paved Streets Book, 8th St SE from 15th Av SE to former 16th Av SE was paved with asphalt in 1973. The remainder of the street to the east is dirt.

The University of Minnesota approached Public Works in 2013 with the desire to reconstruct the street. In June 2013, the City and the University entered into a Cooperative Agreement that stipulates the University will reimburse the City for costs above assessments. In December 2013, the proposed layout, consisting of two-way traffic with parking lanes, was approved by Council.

Public Works met and discussed the proposed project with the two owners of the three parcels on the north side of the roadway (the University owns the property on the south side of the roadway).

Street Reconstruction Project

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

As provided in Chapter 10, Section 8 of the City Charter, a list of parcels with owner's names as nearly as can be readily ascertained which would be benefited by and assessed for the 8th St Reconstruction Project is on file with the City Engineer's Special Assessment Office.

Also submitted is a cost estimate of \$630,198 for this street reconstruction project. The project is funded by a combination of assessment bonds, sewer revenue and the University of Minnesota.

The street reconstruction special assessments would be determined by applying the 2014 Uniform Assessment Rates to the benefited parcels located within the street influence zone area adjacent to the improved street. The approved 2014 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 (4 properties, 3 owners) will be petitioned for enhanced lighting. The University of Minnesota owns the majority of the property and is in favor of the lighting project.

Street lights will be installed along the reconstruction project. The proposed street lighting project is for a City residential street lighting system. The total estimated street lighting cost is \$128,000. The maximum amount to be assessed will be \$128,000.

As provided in Chapter 10, Section 8, of the City Charter, a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the 8th St SE Street Lighting Project is on file with the City Engineer's Special Assessment Office.

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

Cc: Council Member Cam Gordon, Ward 2
Jack Qvale, Secretary, Board of Estimate and Taxation



 Project

