



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

Date: November 18, 2014

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

Referral: Honorable John Quincy, Chair Ways and Means Committee

Subject: **24th St E & Snelling Ave Reconstruction and Street Lighting Project**

Recommendation:

- A. Amend the 2014 Adopted Capital Budget resolution 2013R-573 to establish CPV110, 24th St E and Snelling Paving Project with the following revenue sources:
 1. \$1,100,000 Metropolitan Council Livable Communities Demonstration Account (LCDA) Grant;
 2. \$652,000 Special Assessments (Paving \$537,000, Street Lighting \$115,000)

- B. Amend the 2014 Adopted Capital Budget resolution 2013R-573 to:
 1. Increase the appropriation and revenue source 345501 for 04100-9010937-CPV110 by \$1,100,000 from the Metropolitan Council LCDA Grant.
 2. Increase the appropriation and revenue source 384601 for 04100-9010937-CPV110 by \$537,000 from Street Paving Assessments and 04100-9010943 CPV110 by \$115,000 from Street Lighting Assessments.

- C. Pass a Resolution to designate the location, streets and improvements proposed to be made in the 24th St E and Snelling Av S Project No 2298 street improvement project.

- D. Adopt a Committee Report receiving the cost estimate of \$1,400,000 for the street reconstruction project, the 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 2015 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on January 20, 2015, before the Transportation and Public Works Committee.

- E. Pass a Resolution to designate the location, streets and improvements proposed to be made in the 24th St E and Snelling Av S Project No 2298L Street Lighting improvement project.

- F. Adopt a Committee Report receiving the cost estimate of \$115,000 for the street lighting project, the list of benefited properties, directing the City Engineer to prepare a proposed Street Lighting Special Improvement Assessment against the list of benefited properties and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on January 20, 2015, before the Transportation and Public Works Committee.

- G. Set a public hearing to be held on January 20, 2015, before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the street construction 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
- H. Authorize staff to negotiate with private property owners, as necessary, to acquire and execute easements agreements.

Previous Directives:

- January 25, 2013 - accepted \$1,100,000 in LCDA grant funds for street improvements

Department Information:

Prepared by: Suzette Hjermsstad, Supervisor, PW Special Assessment Office 673-2401
 Robert Carlson, P.E., 673.3614

Approved by: _____
 Steven A. Kotke, P.E., Director of Public Works

Presenters in Committee: Robert Carlson, P.E.

Financial Impact

- Action requires an appropriation increase to the Capital budget or Operating budget
 Dept. Name: Public Works
 Fund Name: 04100 – Capital
 Project Name & Number (if capital): E 24th St & Snelling Ave Paving Project - CPV110
 Amount: \$1,752,000
- Action provides increased revenue for appropriation increase
 Dept. Name: Public Works
 Fund Name: 04100 – Capital
 Project Name & Number (if capital): E 24th St & Snelling Ave Paving Project - CPV110
 Amount: \$1,752,000
- Other financial impact: Special Assessments against benefited properties

Community Impact

- Neighborhood- Notification Held a neighborhood meeting for abutting properties on October 9, 2013
- City Goals – A hub of economic activity and innovation: Businesses, big and small, start, move stay and grow here. Infrastructure, public services and community assets support businesses and commerce.

Supporting Information

Background

The project limits are 24th St E from Minnehaha Ave to the dead end westerly of Snelling Ave. and Snelling Ave from 24th St E northerly approximately 580 feet.

This is a joint project with CPED and Public Works. The street reconstruction and street lighting project was initiated to support the development in this area. The Metropolitan Council LCDA Grant application was submitted by CPED.

Schedule and Funding

The project is scheduled for construction to start in 2015 with completion by Fall 2015. The project will be constructed by private contractor.

A cost estimate for the project is \$1,752,000. The project will be partially reimbursed by a LCDA Grant and the remaining budget is funded by assessment bonds.

Street Reconstruction Assessments

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 24th St E and Snelling Av Reconstruction Project, is on file with the City Engineer's Special Assessment Office. The street construction special assessments would be determined by applying the 2015 Uniform Assessment Rates to the land area of benefited parcels located within the street influence area along the improved streets.

Street Lighting

Street Lighting would also be installed with the support of the benefiting properties. The total estimated cost of the street lighting is \$115,000. Some of this cost may be reduced through the use of LCDA grant funds and the remainder would be assessed to the benefiting properties.

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 24th St E and Snelling Av 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 area along the improved streets.

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 tax-exempt, non-governmental 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 24th St E and Snelling Av 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: Project Map

CC: Council Member Cam Gordon, Ward 2
Council Member Abdi Warsame, Ward 6
Mile Abeln, Finance & Property Services
Rebecca Law, Finance & Property Services
David Frank, CPED