



Request for City Council Committee Action from the Department Public Works

Date: March 24, 2015

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

Subject: **Minnehaha Ave (26th St E to 24th St E) Reconstruction: Designation, Cost Estimate, and Set Public Hearings (Project No 6754)**

Recommendation:

- A. Pass a Resolution designating the location, streets, and improvements proposed to be made in the Minnehaha Ave (26th St E to 24th St E) Reconstruction Project No 6754 street improvement project.
- B. Adopt a Committee Report receiving the cost estimate of \$2,900,000 for the street reconstruction project, the list of benefited properties, directing the City Engineer to prepare a proposed Street Construction 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 May 5, 2015, before the Transportation and Public Works Committee.
- C. Set a Public Hearing to be held May 5, 2015, before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the street construction project and direct 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:

January 16, 2015 – Reconstruction Layout Approval.

Department Information:

Prepared by: Beverly Warmka, P.E., Project Engineer 673-3762
Don Elwood, P.E., Director of Transportation Planning and Engineering

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

Presenter in Committee: Beverly Warmka, Project Engineer, Transportation Planning and Engineering

Financial Impact

Action is within the approved budget.

Community Impact

Neighborhood Notification: Stakeholder meetings began in August 2014 including two public meetings to solicit input from the surrounding property owners. A pre-assessments public meeting will be scheduled.

City Goals

Living well: Minneapolis is safe and livable and has an active and connected way of life.

High-quality and convenient transportation options connect every corner of the city.

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.

Great Places: Natural and built spaces work together and our environment is protected. We manage and improve the city's infrastructure for current and future needs.

Supporting Information

The purpose of this letter is to designate the location, streets and improvements, and establish the special assessment improvement proceedings for the street reconstruction improvements. Construction is anticipated to occur in 2015.

Scope

The proposed project consists of full reconstruction of Minnehaha Av from the limits of 26th St E to 24th St E. This includes, at minimum, full removal of the existing street surface, subgrade correction, aggregate base, paving, curb and gutter, signage, drive approaches, sidewalks, and pedestrian curb ramps. The proposed project is currently planned for construction in 2015.

Minnehaha Ave from 26th St E to 24th St E is not a pedestrian corridor per the City of Minneapolis Street Lighting Policy. The property owners along this segment were sent a petition for the street lighting. Signatures representing 81% of the influence area were received against the street lighting and the associated assessment. Signatures were also received in support of the street lighting and its assessment representing 8% of the influence area. Street lighting will not be included as part of the reconstruction project.

Schedule and Funding

The project is planned to be constructed in the 2015 construction season. The project cost estimate is \$2,920,000.

The project is fully funded through the City of Minneapolis 2014 Adopted Budget which appropriated funding for the PV083 Minnehaha Ave reconstruction project including:

- \$335,000 in net debt bonds;
- \$1,415,000 in Municipal State Aid funds;
- \$955,000 in special assessment bonds;
- \$120,000 in stormwater revenue; and
- \$95,000 in water revenue.

Special Assessments

As provided in Article IX, Section 9.6 (c) 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 above named street reconstruction project, is on file with the City Engineer's Special Assessment Office.

The street renovation 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.

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 Minnehaha Avenue 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 1 – Project Map

cc: CM Gordon
Jack Qvale, Secretary, Board of Estimation and Taxation

ATTACHMENT 1

PROJECT MAP

Minnehaha Avenue - PV083



T&PW – Your Committee recommends passage and summary publication of the accompanying Resolution and its accompanying Committee Report designating the locations and streets to be improved in the Minnehaha Ave Reconstruction Project, Special Improvement of Existing Street No 6754.

Reich

MINNEHAHA AVENUE RECONSTRUCTION PROJECT

SPECIAL IMPROVEMENT OF EXISTING STREET NO. 6754

Designating the improvement of certain existing streets at the locations 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 Article IX, Section 9.6 (c) of the Minneapolis City Charter, by paving with plant mix asphalt and concrete, with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed.

Minnehaha Ave from 26th St E to 24th St E

T&PW – Your Committee, having received a cost estimate of \$2,900,000 for street construction improvements and a list of benefited properties for certain locations in the Minnehaha Ave Reconstruction Project, Special Improvement of Existing Street No. 6754, as designated by Resolution 2015R-_____, passed April 3, 2015, now recommends that the City Engineer be directed to prepare a proposed Street Construction Special Improvement Assessment against the list of benefited properties by applying the 2015 Uniform Assessment Rates as per Resolution 2014R-503, passed December 5, 2014.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held by the Transportation and Public Works Committee during the committee meeting May 5, 2015, in accordance with Article IX, Section 9.6 (c) of the Minneapolis City Charter and Section 24.110 of the Minneapolis Code of Ordinances, to consider approving the construction of the above designated street location, and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.