



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

Date: March 24, 2015

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

Subject: **2015 Resurfacing Program – 26th St E & 28th St E: Designation, Cost Estimate and Set Public Hearing**

Recommendation:

- A. Pass a Resolution designating the proposed location and improvements be made for the 26th St E & 28th St E, Project No 5277 Street Resurfacing project.
- B. Adopt a Committee Report receiving the cost estimate of \$1,077,685 for the 26th St E and 28th St E Street Resurfacing project, the list of benefited properties, direct the City Engineer to prepare a proposed Street Resurfacing Special Improvement Assessment against the list of benefited properties by applying the 2015 Uniform Assessment Rates (UAR) to properties in the 26th St E influence areas, reduced UARs to properties in the 28th St E influence areas, and direct the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on May 5, 2015 before the Transportation and Public Works Committee.

Previous Directives:

December 5, 2014 Council resolution 2014R-503 establishing the 2015 Uniform Assessment Rates.

Department Information:

Prepared by: Suzette Hjermstad, Supervisor, PW Special Assessment Office 643-2401
Michael D. Kennedy, P.E. Director, Transportation, Maintenance & Repair

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

Presenters in Committee: Michael D. Kennedy, P.E. Director, Transportation, Maintenance & Repair

Financial Impact

Special assessments against benefited properties.

Community Impact

Neighborhood Notification: Public hearing notices to be mailed to benefited property owners

Neighborhood Meetings: Pre-public hearing meeting to be scheduled

City Goals: Great Places: Natural and built spaces work together and our environment is protected.

Supporting Information

Background

The purpose of the Asphalt Pavement Resurfacing Program is to extend the life of some city streets which are not scheduled for any preventative maintenance, renovation or reconstruction in the foreseeable future. This resurfacing program is targeting neighborhoods and Municipal State Aid (MSA) streets that are at a point in their life cycle where a new surface will extend the street's life and improve ride quality and neighborhood livability, and help slow the overall deterioration of our City street system.

The purpose of this letter is to designate the location, streets and improvements, and establish the special assessment improvement proceedings for street resurfacing (for Finance Dept. purposes this project is CPV156126TH):

- 26th St E from I-35W Bridge approach panel to Hiawatha Av. This street is MSA Route No. 239 and segments of this length of 26th St E were last paved in 1962, 1963 and 1967.
- 28th St E from I-35W Bridge approach panel to Hiawatha Av. This street is MSA Route No. 241 and segments of this length of 26th St E were last paved in 1960 through 1967.

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 26th and 28th Streets E Street Resurfacing Project is on file with the City Engineer's Special Assessment Office.

Also submitted is a cost estimate of \$1,077,685 for these project streets.

Special Assessments

The street resurfacing special assessments would be determined by applying the 2015 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The approved 2015 resurfacing rates are as follows:

\$0.62/sq. ft. – Non-Residential

\$0.21/sq. ft. – Residential

28th St E Project Assessment Modifications:

A unique situation exists on 28th Street East. Xcel Energy performed an upgrade of their underground transmission system. As a result of this work which occurred in 2013, a portion of the 28th St E pavement was replaced. Public Works recommends that property

owners be assessed at a different Uniform Assessment Rate that is equal to the percentage of the roadway surface that will be resurfaced. Using this concept, the 7,470 Square Yards of street pavement which was done with the Xcel work results in a revised project cost of \$525,432 reduced from \$673,630 for a 22% savings. The rates proposed to be applied to 28th St E assessment influence areas will be \$0.48/sq. ft. for non-residential and \$0.16/sq. ft. for residential.

Attachments – Map

cc: Council Member Abdi Warsame, Ward 6
Council Member Alondra Cano, Ward 9
Council Member Lisa Bender, Ward 10
Jack Qvale, Secretary, Board of Estimate and Taxation
Mike Abeln, Director of Capital & Debt Management
Sandy Christensen, Deputy Finance Officer

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 2015 Resurfacing Program, 26th St E and 28th St E Street Resurfacing Project, Special Improvement of Existing Street No. 5277.

Reich

2015 STREET RESURFACING PROGRAM

**26th St E and 28th St E STREET RESURFACING PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET NO 5277**

Designating the improvement of certain existing streets in the 2015 Street Resurfacing Program 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 asphalt mill and overlay and including other street resurfacing related improvements as needed.

26th St E from I-35W Bridge approach panel to Hiawatha Av.

28th St E from I-35W Bridge approach panel to Hiawatha Av.

T&PW – Your Committee, having received a cost estimate of \$1,077,685 for street resurfacing improvements and a list of benefited properties for certain locations in the 26th St E and 28th St E Street Resurfacing Project, Special Improvement of Existing Street No 5277, as designated by Resolution 2015R-_____ passed April 3, 2015, now recommends that the City Engineer be directed to prepare a proposed Street Resurfacing 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 to properties in the assessment influence areas for 26th St E and by applying an adjusted Uniform Assessment Rate that is 78% of the established 2015 UAR, to properties in the assessment influence areas for 28th St E.

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 on 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 resurfacing of the above designated street locations, and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.