

**City of Minneapolis**  
**Request for Committee Action**

**To:** Transportation & Public Works  
**Date:** 10/27/2015  
**From:** Public Works Department  
**Prepared by:** Suzette Hjermstad, Public Works Special Assessment Office  
**Presented by:** Dan Bauer, Supervisor, Sidewalk Inspections  
**File type:** Resolution  
**Subcategory:** Assessment

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**Subject:**  
**Public Sidewalk Repair and Construction: Public Hearing**

**Description:**  
Passing a Resolution to adopt the assessments in the total amount of \$944,388.21, levy the assessments, adopt the assessment roll and direct the City Clerk to transmit certified copies of the assessment roll to the Hennepin County Auditor.

**Previous Actions:**  
September 25, 2015 – Set public hearing for October 27, 2015.

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**Ward/Neighborhood/Address:**  
Not Applicable  
Various

**Background/Analysis:**  
Public Works completed its annual condemnation and repair of public sidewalks in 2014. Property owners had the option of contracting for the repairs themselves, or allowing the City to complete the work and be billed or assessed for the work. For those choosing the latter, this action is to proceed with the process for collecting those assessments.

An assessment letter was sent to property owners which included advising them to contact Public Works Sidewalk Inspections in writing if they had an issue with their assessment. Sidewalk Inspections then contacted the property owner to discuss their concerns regarding the work and pending assessments. If a resolution could not be worked out, the property owner was advised that the next step would be to appear before an Administrative Hearing Officer. The assessments proposed in this action include the results of all discussions with property owners and determinations made by the Hearing Officer.

Sidewalk Assessments to be Levied

The properties on the list to be assessed, dated October 13, 2015, as on file with the City Engineer's Special Assessment Office, had sidewalk repair and construction work done during 2014 by the City's sidewalk contractor.

The amount to be assessed as special assessment principal is the cost of the work plus the sidewalk overhead charge. The sidewalk overhead charge is 10% of the cost of the work with a cap of \$50. The total principal amount of the proposed assessments on the list of properties to be assessed, less pre-payments received and adjustments by the Administrative Hearing Officer,

is \$944,388.21. Assessments of more than \$1,500 would be collected over 10 years beginning on the 2016 real estate tax statements with interest. Assessments of more than \$150 up to \$1500 would be collected over 5 years beginning on the 2016 real estate tax statements with interest, with the exception of the property located at 3000 Morgan Av N, PID 09-029-24-32-0069 in the amount of \$2,492.73 shall be collected over 5 years as conveyed through the Council Member's office for Ward 4. The interest rate will be 3.5% for 5 year terms and 4.2% for 10 year terms. Assessments of \$150 or less would be collected in their entirety on the 2016 real estate tax statements with interest at 2.1%.

The amount of assessments proposed to be collected over 1, 5 and 10 years are:

1 year	\$ 10,232.42
5 years	\$621,213.54
10 years	\$312,942.25

Information was provided to property owners/taxpayers, as to how persons may prepay the assessments in full without interest charges if they so choose.

The Minneapolis City Council has passed Resolutions whereby a deferment of special assessment may be obtained by showing hardship for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability.

Notice translations were included with each mailing to accommodate non-English speaking residents and provided them with a phone number for a translator they could call for more information.

**Financial Review:**

**No financial impact.**

**Attachments:**

1. Sidewalk Assessment List dated October 13, 2015.

**RESOLUTION  
OF THE  
CITY OF MINNEAPOLIS**

**By Reich**

**Adopting the assessments, levying the assessments, and adopting the assessment rolls for the repair and construction of public sidewalks on the list of properties dated October 13, 2015, as on file with the City Engineer's Special Assessment Office.**

Whereas, preliminary to the public hearing, an Administrative Hearing was held to consider any objections or comments regarding unpaid charges for sidewalk repair and construction; and

Whereas, a public hearing was held on October 27, 2015 in accordance with Article IX, Section 9.6(c) of the Minneapolis City Charter to consider the proposed assessments as shown on the proposed assessment roll, dated October 13, 2015, as on file with the City Engineer's Special Assessment Office and to consider all written and oral objections and statements regarding this matter;

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

That the proposed assessments against the affected properties in the total amount of \$944,388.21 as shown on the proposed assessment roll dated October 13, 2015, with the City Engineer's Special Assessment Office are hereby adopted and levied.

Be It Further Resolved that the assessments of more than \$1500 be collected in ten (10) successive equal annual principal installments beginning on the 2016 real estate tax statements with interest of 4.2%.

Be It Further Resolved that the assessments of more than \$150 up to \$1500, with the exception of the property located at 3000 Morgan Av N, PID 09-029-24-32-0069 in the amount of \$2,492.73 be collected in five (5) successive equal annual principal installments beginning on the 2016 real estate tax statements with interest of 3.5%.

Be It Further Resolved that the assessments of \$150 or less be collected in one (1) installment on the 2016 real estate tax statements with interest of 2.1%.

Be It Further Resolved that the assessment rolls as prepared by the City Engineer be and hereby are adopted and that the City Clerk is hereby directed to transmit certified copies of the assessment rolls to the Hennepin County Auditor.