

City of Minneapolis
Request for Committee Action

To: Transportation & Public Works
Date: 3/1/2016
Referral: Ways & Means
From: Public Works Department
Prepared by: Adam Hayow, Engineer I, Transportation Engineering & Design
Presented by: Jeff Handeland, Principal Professional Engineer, Transportation Engineering & Design
File type: Resolution
Subcategory: Assessment

Subject:

West of Xerxes Ave, between 28th St W and Cedar Lake Pkwy Unpaved Alley Program No 2284 PV063: Project approval and assessment Public Hearing.

Description:

1. Passage of a Resolution ordering the work to proceed and adopting special assessments in the amount of \$22,108.78 for the Unpaved Alley Program, west of Xerxes Ave Project No. 2284.
2. Passage of a Resolution requesting the Board of Estimate and Taxation to authorize the City's issuance and sale of assessment bonds in the amount of \$22,110 for the 2016 Unpaved Alley Program Project No. 2284, with the bonds to be paid for from special assessments.

Previous Actions:

January 29, 2016 – City Council Resolution 2016R-028 designating the Unpaved Alley Project west of Xerxes Ave, between 28th St W and Cedar Lake Pkwy, adopting the report receiving the cost estimate and list of benefited properties, directing the City Engineer to prepare the proposed the Alley Construction Special Improvement Assessment; and scheduling the public hearing to consider approving the project, and consider the amount proposed to be assessed to each benefited property.

November 20, 2015 – Council adopted 2016 Uniform Assessment Rate for Alley Reconstruction.

November 12, 2013 – Council adopted policy to establish a Uniform Assessment Rate for Alley Reconstruction.

February 20, 2009 – Council adopted the final report and recommendations for the paving of unpaved alleys.

Ward/Neighborhood/Address:

Ward 7

Background/Analysis:

The purpose of this letter is to approve the alley construction west of Xerxes Ave and adopt the special assessments for the project. Construction is anticipated to occur in 2016.

Scope

This project is part of the PV063 Unpaved Alley Program. The alley is located west of Xerxes Ave South, between 28th St W and Cedar Lake Pkwy. The project will consist of removing the old surface, and placing new concrete pavement, storm drains, and related items and work.

Schedule and Funding

The project is anticipated to be constructed in the 2016 construction season. The construction project cost estimate is \$425,000.

The City of Minneapolis 2016 adopted budget appropriated funding for the project including:

- \$150,000 in net debt bonds
- \$22,110 in special assessments

Other funding sources:

- \$184,000 from sewer revenue to build the storm drain under SW011 Storm Drains & Tunnel Rehab
- \$69,000 from 2015 unpaved alley program

Alley Construction Assessments

The proposed alley construction special assessments were determined by applying the 2016 Uniform Assessment Rate to the land area of benefited parcels located along the alley. The 2016 alley construction assessment rate is \$0.28/sq ft.

The proposed total assessment amount for the unpaved alley is \$22,108.78. Individual assessments over \$150 would be collected over a ten year term and begin collection on 2017 real estate tax statements at an interest rate of 4.2%. Assessments of \$150 or less would be collected in their entirety on the 2017 real estate tax statements with interest charged at 2.5%

Information has been provided in the notices as to how persons may prepay the special assessments in full without interest if they so choose.

City Council has passed resolutions whereby a deferment of special assessments 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.

Financial Review:

No additional appropriation required, amount included in current budget.

Special Assessments against benefited properties

Attachments:

1. Project Map

ATTACHMENT 1

PROJECT MAP

Alley - Cedar Lake Parkway to 28th St W, Xerxes to RR

